



Historic Preservation Commission Meeting Agenda

Wednesday, October 12, 2022 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call Meeting to Order**

2. **Roll Call**

3. **Approval of Minutes**

[a.](#) Approval of 9/28/22 Meeting Minutes

4. **Voucher Approvals**

[a.](#) HP Operating Vouchers

[b.](#) HP Grant Voucher Approval 10/18/2022

[c.](#) HP Revolving Voucher Approval 10/18/22

5. **HP Programs and Revolving Loan Program**

[a.](#) Historic Preservation Loan Requests

Jackie Richerson - 66 Taylor - Preservation Loan Request

Garvin & Ruth Smith - 66 Lincoln - Foundation & Life Safety Loan Requests

Joette Johnson - 78 Williams - Deferment Request

[b.](#) Historic Preservation Grant Program Applications

Steve Schramm - 7 Stewart St. - Siding and Windows and Doors Program

Randi Coddington - 21 Guy St. - Windows Program

Brad and Laurel Ann Butturff - 32 Jackson Ave. - Elderly Resident Program

6. **Old or General Business**

[a.](#) Invitation from MSI Economic Restructuring Committee to participate in a Main Street Initiative work group for City Ordinance review.

[b.](#) Gregory County Outside of Deadwood Grant Extension Request

[c.](#) Plankinton Preservation Society – Emergency Outside of Deadwood Grant Request - \$4,300.00

7. **New Matters Before the Deadwood Historic District Commission**

8. **New Matters Before the Deadwood Historic Preservation Commission**

[a.](#) PA 220165 - Peter Pantazopoulos - 38 Burnham Ave. - Construct addition onto current structure

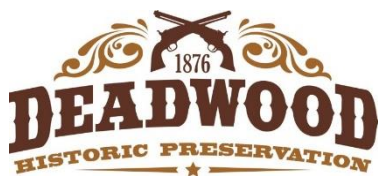
[b.](#) PA 220166 - Randi Coddington - 21 Guy St. - Replace garage windows and doors

[c.](#) PA 220167 - John & Jamie Hohn - 402 Williams - Replace windows and doors

9. **Items from Citizens not on Agenda**
(Items considered but no action will be taken at this time.)
10. **Staff Report**
(Items considered but no action will be taken at this time.)
11. **Committee Reports**
(Items considered but no action will be taken at this time.)
12. **Adjournment**

Note: All Applications ***MUST*** arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1st or 3rd Wednesday of every month in order to be considered at the next regularly scheduled Historic Preservation Commission Meeting.

Please practice the CDC's social distancing recommendations



Historic Preservation Commission Meeting Minutes

Wednesday, September 28, 2022 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Commission Chair Posey called the Deadwood Historic Preservation Commission meeting to order on September 28, 2022 at 5:00 p.m.

2. Roll Call

PRESENT

HP Commission Chair Bev Posey
 HP Commission Vice Chair Leo Diede
 HP Commissioner Trevor Santochi
 HP Commissioner Jill Weber
 HP Commissioner Tony Williams
 HP Commissioner Vicki Dar

City Commissioner Charlie Struble

ABSENT:

HP Commission 2nd Vice Chair Robin Carmody

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer

Bonny Anfinson, Program Coordinator

Mike Walker, NeighborWorks Director

3. Approval of Minutes

a. Approval of 9/14/22 Meeting Minutes

It was moved by Commissioner Weber and seconded by Commissioner Diedi to approve the Minutes of September 14, 2022. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.

b. Approval of 9/22/22 Special Meeting Minutes

It was moved by Commissioner Santochi and seconded by Commissioner Dar to approve the Minutes of September 22, 2022 Special Meeting. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.

4. Voucher Approvals

a. Approve HP Operating Vouchers 9/28/22

It was moved by Commissioner Williams and seconded by Commissioner Weber to approve the HP Operating Vouchers in the amount of \$23,782.81. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.

- b. Approval of HP Grant Vouchers 9/28/22

It was moved by Commissioner Williams and seconded by Commissioner Weber to approve the HP Grant Vouchers in the amount of \$3,050.62. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.

- c. Approval of HP Revolving Vouchers 9/28/22

It was moved by Commissioner Williams and seconded by Commissioner Weber to approve the HP Revolving Vouchers in the amount of \$10,254.05. Voting Yea: Posey, Weber, Diede, Santochi, Dar, Williams.

It was moved by Commissioner Diede and seconded by Commissioner Williams to approve the HP Revolving report. Voting Yea: Posey, Weber, Diede, Santochi, Dar, Williams.

5. HP Programs and Revolving Loan Program

- a. Philip Breland - 58 Washington - Multiple loan requests

It was moved by Commissioner Weber and seconded by Commissioner Dar to approve the multiple loan requests for Philip Breland, 58 Washington. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.

- b. Satisfaction of Grant - William and Tamara Zwingelberg - 11 Jackson

It was moved by Commissioner Santochi and seconded by Commissioner Williams to approve the satisfaction of grant for William and Tamara Zwingelberg at 11 Jackson. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.

- c. Accept Brad and Sheila Beuckens into the Retaining Wall Program at 31 Centennial Avenue

It was moved by Commissioner Diede and seconded by Commissioner Williams to accept Brad and Sheila Beuckens into the Retaining Wall Programs at 31 Centennial Avenue. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.

- d. Accept Brian and Renee Hogan at 34 Jackson St. into the Retaining Wall Program

It was moved by Commissioner Williams and seconded by Commissioner Weber to accept Brian and Renee Hogan into the Retaining Wall Programs at 34 Jackson Street. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.

- e. Accept Gordon and Ruth Smith into the Retaining Wall Program at 66 Lincoln Avenue

It was moved by Commissioner Santochi and seconded by Commissioner Weber to accept Gordon and Ruth Smith into the Retaining Wall

Programs at 66 Lincoln Avenue. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.

- f. Accept Mark Thompson into the Retaining Wall Program at 56 Lincoln Avenue.

It was moved by Commissioner Weber and seconded by Commissioner Williams to accept Mark Thompson into the Retaining Wall Programs at 56 Lincoln Avenue. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.

6. Old or General Business

- a. PA 220148 - Peter Pantazapulos - 38 Burnham Ave. - Add Addition & Remodel Current Garage to Create a Residence - Continued from 9/14/22 Meeting

Mr. Kuchenbecker stated the applicant has submitted an application for project approval for work at 38 Burnham Avenue, a non-contributing structure located in the Highland Park Planning Unit. The applicant is requesting permission to add an addition onto the front of the structure and remodel the current structure to create a residence. The proposed addition would have a 4/12 pitched shed style roof and a front western style overhang and porch with 6x6 post supports. The addition will add 12 feet to length of existing structure and 28 feet deep to match existing width. Lower portion will be sided with rustic tin from about 42-48 inches down. Upper portions will be sided with a man-made board and batten material. Tin roof to shed snow more easily.

Because of the roof line presented in the project, it is staff's opinion the proposed work and changes does not encroach upon, damage or destroy a historic resource but it does have an adverse effect on the character of the building and the overall historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

The applicant did submit additional information since the September 22, 2022 site visit. The new information does present a different roof line.

At the last meeting the HP Commission did allow for the slab to be poured. A permit has been issued. They can proceed with that.

It was moved by Commissioner Dar and seconded by Commissioner Diede based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, et seq, I find that the project is ADVERSE to Deadwood and move to DENY the project as presented due to the inappropriate roof line and proposed siding materials and encourage the applicant to reapply with the revised version of design alternative. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.

Commissioner Diede stated he admires what you are going to do with the property. Anything would be an improvement. He went around the neighborhood afterwards and looked at the structures and went up to Stage Run. You are right, the designs are all like that at Stage Run but it stays in that area. The Commission

would be hard pressed to put that kind of structure in this neighborhood. He just wants to clarify that with you.

Mr. Pantazapulos stated he appreciates the thought. He realizes what he is originally asking is not like anything in the neighborhood other than the addition leanto structures that are added onto almost every structure. Any type of facade that gets added to that structure will look like a million bucks. Lets get together and come up with something that can be done.

Commissioner Santochi stated he does not feel the proposed siding is appropriate such as the steel or board and batton. He would like to see lap siding which would fit the neighborhood a lot better.

Mr. Pantazapulos asked if a wood siding or man made siding. The lap would be easier than the Board and batton.

Mr. Santochi stated we have a staff that does a lot of this. There could be guidance coming from staff as well. When he was putting new garage doors on staff didn't like the style and made recommendations to change the style. He changed the style and he think it looks great. That is what staff is for. Everything shouldn't have to come to Commission to decide on a design that is going to be approved by the Commission.

Mr. Pantazapulos asked if a hardi board or smart siding would be appropriate. Mr. Kuchenbecker stated if he uses a horizontal lap siding with a five inch reveal and 1 x 4 trim around the windows would be more appropriate than corrugated siding. Staff did meet with the applicant, and we did discuss alternatives before hand. He said if you go with a lap siding you will be more apt to be approved but the decision is not up to me. Mr. Pantazapulos stated he would like to get this done before the hard winter. This build will allow me to do it. Mr. Kuchenbecker stated from the staff's point of view lap siding will be more appropriate and board and batton in the gable. It can be Hardi or Smart Siding lap siding. This is the direction everyone would feel comfortable with. Come back to the Commission with an application with this new roof line, lap siding and trim around the windows and doors.

Mr. Pantazapulos stated he will try to move this along. Whatever he does will be a big improvement. Mr. Kuchenbecker asked if the new siding would also extend to the side of the garage. Mr. Pantazapulos stated he could do that at a later date. The problem is that it is a block structure. Mr. Kuchenbecker stated no action needed to be taken on this, just directive. Commissioner Dar asked what kind of door. Mr. Pantazapulos stated something with light in it. Plans are to put in a historic door with stained glass.

- b. Permission to hire MS Mail to print the 2023 City Calendars at a cost not to exceed \$3,500.00 with funding coming from Public Education and Block Club line items.

Mr. Kuchenbecker stated the Historic Preservation Office, in conjunction with the Neighborhood Blocks Clubs, has printed a community calendar for the residents of Deadwood since 2018. They are once again requesting permission to hire M.S. Mail to print and mail the 2023 calendar. The calendars are very popular with Deadwood residents. Mike Runge and the committee met yesterday to select pictures. Staff is

requesting permission to print the 2023 calendar and hire M.S. Mail to print and mail the calendar to Deadwood residents in the amount not to exceed \$3,500.00 with \$3,000.00 to come out of the Public Education line item and \$500.00 to come out of the Professional Services Neighborhood Block Club line item. ***It was moved by Commissioner Williams and seconded by Commissioner Santochi to recommend to the City Commission to hire M.S. Mail to print and mail the 2023 Calendar in the amount not to exceed \$3,500 with \$3,000 to come out of the Public Education line item and \$500 to come out of the Professional Services Neighborhood Block Club line item. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.***

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 220154 - Amber Gudaites - 108 Denver - Replace windows

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 108 Denver Ave., a noncontributing structure located in the City Creek Planning Unit. The applicant is requesting permission to replace all windows in the house and they will be all the same size as existing windows. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Commissioner Weber and seconded by Commissioner Diede Based upon all the evidence presented, I find that this project DOES NOT encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.***

- b. PA 220155 - Rick & Chris Jordan - 768 Main Street - Construct enclosed storage area

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 768 Main St., a contributing structure located in the Upper Main Planning Unit. The applicant is requesting permission to construct an enclosed storage area on the back side of structure under the existing porch roof using 2x4 stud walls. Planning on using stucco on exterior walls to match house. In 2017 the owners were given approval to extend the awning to its current size. Now the applicants want to construct a storage area under this awning on the right side of the porch. Since the project is at the rear of the resource and not visible from the right-of-way, it is staff's opinion the proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Commissioner Dar and seconded by Commissioner Santochi based upon all the evidence presented, I find that this project DOES NOT encroach upon, damage, or destroy any historic property***

included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval. Voting Yea: Posey, Diede, Santochi, Weber, Dar, Williams.

9. Items from Citizens not on Agenda

(Items considered but no action will be taken at this time.)

10. Staff Report

(Items considered but no action will be taken at this time.)

Mr. Kuchenbecker stated they had interviews for the Public Works Director Position. The Public Buildings Superintendent has started. FEMA was here for a site visit again on the 2019 flood damage along Sherman lot, Charles Street up behind the Comfort Inn. The project is anticipated to be bid in the Spring. This is a multi-million dollar project that FEMA will be paying for. Tim Lane bridge bid opening is tomorrow. Mike Runge went to Denver to deliver more ledgers for digitization. We reached out to Ted Spencer with SHPO to assist in addressing the issue of egress windows in historic structures. Ted has been working with the Department of Health and we may see a victory for preservation.

11. Committee Reports

(Items considered but no action will be taken at this time.)

Commissioner Dar stated Hops and Hogs was a success. The Butt Brigade was yesterday.

Chairman Posey stated the street light is back. Please thank the guys for getting it back up.

12. Adjournment

The Historic Preservation Commission Meeting adjourned at 5:50 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Bonny Anfinson, Program Coordinator

Historic Preservation Commission

Bill List - 2022

OPERATING ACCOUNT: Historic Preservation	
HP Operating Account Total:	\$ 72,685.47

Approved by _____ on ____/____/____
HP Chairperson

HPC	10/12/22
Batch	10/18/22

PACKET: 05922 10/18/22 - HP OPERATING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-0776 ALBERTSON ENGINEERING, INC.						
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I-18010		BERG JWLRY STAIR ENCLSR RECON	165.00			
10/18/2022	FNBAP	DUE: 10/18/2022 DISC: 10/18/2022		1099: N		
		BERG JWLRY STAIR ENCLSR RECONS		215 4576-600	PROFES. SERV. CURRENT EX	165.00
=====						
I-18012		WHITEWOOD CREEK BOARDWALK	165.00			
10/18/2022	FNBAP	DUE: 10/18/2022 DISC: 10/18/2022		1099: N		
		WHITEWOOD CREEK BOARDWALK		215 4576-600	PROFES. SERV. CURRENT EX	165.00
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I-18014		34 JACKSON RETAINING WALL	381.25			
10/18/2022	FNBAP	DUE: 10/18/2022 DISC: 10/18/2022		1099: N		
		34 JACKSON RETAINING WALL		215 4575-515	GRANT/LOAN RETAINING WAL	381.25
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I-18018		23 CENTENNIAL RETAINING WALL	628.75			
10/18/2022	FNBAP	DUE: 10/18/2022 DISC: 10/18/2022		1099: N		
		23 CENTENNIAL RETAINING WALL		215 4575-515	GRANT/LOAN RETAINING WAL	628.75
=====						
I-18025		57 FOREST RETAINING WALL	82.50			
10/18/2022	FNBAP	DUE: 10/18/2022 DISC: 10/18/2022		1099: N		
		57 FOREST RETAINING WALL		215 4575-520	GRANT/LOAN PROJECTS OUTS	82.50
		=== VENDOR TOTALS ===	1,422.50			
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01-4711 AMAZON CAPITAL SERVICES						
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I-1G73-W9VG-JTTV		TRIPP LITE UPS BACK UP-ARCHIV	315.95			
10/18/2022	FNBAP	DUE: 10/18/2022 DISC: 10/18/2022		1099: N		
		TRIPP LITE UPS BACK UP-ARCHIVE		215 4573-335	HIST. INTERP. ARCHIVE DE	315.95
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I-1RCM-VQWX-VFLW		VINYL LETTERS - HP	12.12			
10/18/2022	FNBAP	DUE: 10/18/2022 DISC: 10/18/2022		1099: N		
		VINYL LETTERS - HP		215 4641-426	SUPPLIES	12.12
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I-1YNG-1MQ7-QNVG		QTY 25 JACK LINK JERKY-TRNKTR	355.25			
10/18/2022	FNBAP	DUE: 10/18/2022 DISC: 10/18/2022		1099: N		
		QTY 25 JACK LINK JERKY-TRNKTRT		209 4980-429	OTHER	355.25
		=== VENDOR TOTALS ===	683.32			
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01-3373 AMAZON WEB SERVICES						
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I-1134479437		WEB SERVICES 9/1/22-9/30/22	200.36			
10/18/2022	FNBAP	DUE: 10/18/2022 DISC: 10/18/2022		1099: N		
		WEB SERVICES 9/1/22-9/30/22		215 4641-428	UTILITIES	200.36
		=== VENDOR TOTALS ===	200.36			

PACKET: 05922 10/18/22 - HP OPERATING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-4416	ANCESTOR CONCRETE & MASONRY LL					
I-2467		3 STEWART RETAINING WALL	6,000.00			
10/18/2022	FNBAP	DUE: 10/18/2022 DISC: 10/18/2022		1099: N		
		3 STEWART RETAINING WALL		215 4575-515	GRANT/LOAN RETAINING WAL	6,000.00
		=== VENDOR TOTALS ===	6,000.00			
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01-1986	ASSOCIATED BAG COMPANY					
I-G390234		QTY 3000 2X4 2MIL ZIP BAGS-AR	104.61			
10/18/2022	FNBAP	DUE: 10/18/2022 DISC: 10/18/2022		1099: N		
		QTY 3000 2X4 2MIL ZIP BAGS-ARC		215 4573-335	HIST. INTERP. ARCHIVE DE	104.61
		=== VENDOR TOTALS ===	104.61			
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01-3314	CENTURY BUSINESS PRODUCTS, INC					
I-643048		ARCHIVE CONTRCT 9/9/22-10/8/2	43.24			
10/18/2022	FNBAP	DUE: 10/18/2022 DISC: 10/18/2022		1099: N		
		ARCHIVE CONTRCT 9/9/22-10/8/22		215 4573-335	HIST. INTERP. ARCHIVE DE	43.24
I-643049		HP/PZ CONTRACT 9/9/22-10/8/22	266.88			
10/31/2022	FNBAP	DUE: 10/18/2022 DISC: 10/18/2022		1099: N		
		HP/PZ CONTRACT 9/9/22-10/8/22		215 4641-428	UTILITIES	88.96
		HP/PZ CONTRACT 9/9/22-10/8/22		101 4640-428	UTILITIES	88.96
		HP/PZ CONTRACT 9/9/22-10/8/22		101 4520-426	SUPPLIES	88.96
		=== VENDOR TOTALS ===	310.12			
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01-0951	DEADWOOD ALIVE					
I-1800-22		SEPTEMBER 2022	20,000.00			
10/18/2022	FNBAP	DUE: 10/18/2022 DISC: 10/18/2022		1099: N		
		SEPTEMBER 2022		215 4573-345	HIST. INTERP. LIVING HIS	20,000.00
I-1900-22		OCTOBER 2022	10,000.00			
10/18/2022	FNBAP	DUE: 10/18/2022 DISC: 10/18/2022		1099: N		
		OCTOBER 2022		215 4573-345	HIST. INTERP. LIVING HIS	10,000.00
		=== VENDOR TOTALS ===	30,000.00			
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01-1387	DEADWOOD GRANITE & MARBLE WORK					
I-101122		HEADSTONE GRANT TUTTLE CRAGO	1,875.00			
10/18/2022	FNBAP	DUE: 10/18/2022 DISC: 10/18/2022		1099: N		
		HEADSTONE GRANT JAMES TUTTLE		215 4575-500	GRANT/LOAN CEMETERY	975.00
		HEADSTONE GRANT THOMAS CRAGO		215 4575-500	GRANT/LOAN CEMETERY	900.00
		=== VENDOR TOTALS ===	1,875.00			

10/12/2022 1:33 PM

A/P Regular Open Item Register

Section 4 Item a.

PACKET: 05922 10/18/22 - HP OPERATING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----		GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME----- DISTRIBUTION
01-2204		FERBER ENGINEERING COMPANY, IN			
I-J18-118-2.23		2022 GIS ENTERPRISE TECH SERV	2,350.00		
10/18/2022	FNBAP	DUE: 10/18/2022 DISC: 10/18/2022		1099: N	
		2022 GIS ENTERPRISE TECH SERV		215 4573-340	HIST. INTERP. GIS 2,350.00
		=== VENDOR TOTALS ===	2,350.00		

01-4625 FIB CREDIT CARDS

I-093022HP		CREDIT CARD CHARGES -SEPTEMBE	796.97		
10/18/2022	FNBAP	DUE: 10/18/2022 DISC: 10/18/2022		1099: N	
		ONXMAPS RENEWAL - HP		215 4641-426	SUPPLIES 31.94
		1915 NYC TOUR SOUVENIR PACK-HP		215 4573-330	HIST. INTERP. HISTORIC C 81.78
		WILD BILL GRAVE PHOTO POSTCARD		215 4573-330	HIST. INTERP. HISTORIC C 39.95
		WTR MAIN BRK DRINKS FOR STAFF		602 4330-426	SUPPLIES 19.55
		SHPO PRESENTATION-MEAL ATTENDE		215 4641-427	TRAVEL 71.12
		FRENCH ROAST COFFEE - PB		101 4192-426	SUPPLIES 203.66
		NPKNS PLTS BWLS - PB		101 4192-426	SUPPLIES 49.52
		COOLER WATER SCRCRW PMPKN-HP		215 4641-426	SUPPLIES 65.08
		DRINKS COOKIES CHIPS -FEMA MTG		101 4520-433-07	CIP - FEMA 48.15
		5 PKS BLK OXD WASHERS - WAGONS		215 4577-775	CAPITAL ASSETS GENERAL M 106.09
		EARL OF SANDWICH - FEMA MTG		101 4520-433-07	CIP - FEMA 80.13
		=== VENDOR TOTALS ===	796.97		

01-3995 HANSEN WHEEL & WAGON SHOP

I-12718		6 SETS - WAGON BOW CLIPS	106.70		
10/18/2022	FNBAP	DUE: 10/18/2022 DISC: 10/18/2022		1099: N	
		6 SETS - WAGON BOW CLIPS		215 4577-775	CAPITAL ASSETS GENERAL M 106.70
		=== VENDOR TOTALS ===	106.70		

01-1182 MACROVISION

I-2022-14		48 HRS VIDEO DIGITIZATION-ARC	1,440.00		
10/18/2022	FNBAP	DUE: 10/18/2022 DISC: 10/18/2022		1099: N	
		48 HRS VIDEO DIGITIZATION-ARCH		215 4572-235	VISITOR MGMT ADVOCATE 1,440.00
		=== VENDOR TOTALS ===	1,440.00		

01-1827 MS MAIL & MARKETING

I-13385HP		OCTOBER NEWSLETTER	663.63		
10/18/2022	FNBAP	DUE: 10/18/2022 DISC: 10/18/2022		1099: Y	
		OCTOBER NEWSLETTER		215 4641-423	PUBLISHING 663.63
		=== VENDOR TOTALS ===	663.63		

10/12/2022 1:33 PM

A/P Regular Open Item Register

Section 4 Item a.

PACKET: 05922 10/18/22 - HP OPERATING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-2585	PASTPERFECT SOFTWARE					
I-2022SPTPPO-37392		AN SUP/OL HST12/15/22-12/15/2	812.00			
10/18/2022	FNBAP	DUE: 10/18/2022 DISC: 10/18/2022		1099: N		
		AANNUAL SUP 12/15/22-12/15/23		215 4573-335	HIST. INTERP. ARCHIVE DE	432.00
		ONLINE HOST 12/15/21-12/15/23		215 4573-335	HIST. INTERP. ARCHIVE DE	380.00
		=== VENDOR TOTALS ===	812.00			
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01-3060	QUIK SIGNS					
I-38777		QTY 31 - 70"X30" BANNERS	3,081.40			
10/18/2022	FNBAP	DUE: 10/18/2022 DISC: 10/18/2022		1099: N		
		QTY 31 - 70"X30" BANNERS		215 4572-235	VISITOR MGMT ADVOCATE	3,081.40
		=== VENDOR TOTALS ===	3,081.40			
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01-0563	RCS CONSTRUCTION					
I-PAY APP #03 FINAL		23 CENTENNIAL RETAINING WALL	21,005.00			
10/18/2022	FNBAP	DUE: 10/18/2022 DISC: 10/18/2022		1099: Y		
		23 CENTENNIAL RETAINING WALL		215 4575-515	GRANT/LOAN RETAINING WAL	21,005.00
		=== VENDOR TOTALS ===	21,005.00			
=====						
01-0451	RUNGE, MIKE					
I-092822		REIMBURSE TAX LEDGERS TO COL	296.73			
10/18/2022	FNBAP	DUE: 10/18/2022 DISC: 10/18/2022		1099: N		
		REIMBURSE TAX LEDGERS TO COLOR		215 4573-335	HIST. INTERP. ARCHIVE DE	296.73
		=== VENDOR TOTALS ===	296.73			
=====						
01-2014	TOMS, DON					
I-LEDGER PROJECT928		1906 TAX RECORDS BOOK 1 OF 3	600.00			
10/18/2022	FNBAP	DUE: 10/18/2022 DISC: 10/18/2022		1099: Y		
		1906 TAX RECORDS BOOK 1 OF 3		215 4573-335	HIST. INTERP. ARCHIVE DE	600.00
		=== VENDOR TOTALS ===	600.00			
=====						
01-0213	TRUGREEN CHEM-LAWN					
I-166264343MM		LAWN SERVICE - MT MORIAH	937.13			
10/18/2022	FNBAP	DUE: 10/18/2022 DISC: 10/18/2022		1099: N		
		LAWN SERVICE - MT MORIAH		607 4580-422	PROFESSIONAL SERVICES	937.13
		=== VENDOR TOTALS ===	937.13			
		=== PACKET TOTALS ===	72,685.47			

PACKET: 05922 10/18/22 - HP OPERATING -

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

** T O T A L S **

INVOICE TOTALS	72,685.47
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	0.00

BATCH TOTALS	72,685.47
--------------	-----------

** G/L ACCOUNT TOTALS **

BANK	YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====			=====GROUP BUDGET=====		
					ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG	ANNUAL BUDGET	BUDGET AVAILABLE	OVER BUDG
2022		101-2020	ACCOUNTS PAYABLE	559.38-*						
		101-4192-426	SUPPLIES	253.18	72,000	17,531.90				
		101-4520-426	SUPPLIES	88.96	50,000	20,252.84-	Y			
		101-4520-433-07	CIP - FEMA	128.28	0	2,840.56-	Y			
		101-4640-428	UTILITIES	88.96	3,000	2,007.10				
		209-2020	ACCOUNTS PAYABLE	355.25-*						
		209-4980-429	OTHER	355.25	83,000	7,337.59				
		215-2020	ACCOUNTS PAYABLE	70,814.16-*						
		215-4572-235	VISITOR MGMT ADVOCATE	4,521.40	200,000	77,105.47		799,000	296,997.67	
		215-4573-330	HIST. INTERP. HISTORIC C	121.73	12,500	11,865.74				
		215-4573-335	HIST. INTERP. ARCHIVE DE	2,172.53	40,600	13,333.31				
		215-4573-340	HIST. INTERP. GIS	2,350.00	25,000	451.92				
		215-4573-345	HIST. INTERP. LIVING HIS	30,000.00	148,000	4,000.00				
		215-4575-500	GRANT/LOAN CEMETERY	1,875.00	4,500	825.00				
		215-4575-515	GRANT/LOAN RETAINING WAL	28,015.00	500,000	376,391.89				
		215-4575-520	GRANT/LOAN PROJECTS OUTS	82.50	100,000	55,182.50				
		215-4576-600	PROFES. SERV. CURRENT EX	330.00	75,000	27,182.63				
		215-4577-775	CAPITAL ASSETS GENERAL M	212.79	275,000	260,799.25				
		215-4641-423	PUBLISHING	663.63	15,000	6,550.32				
		215-4641-426	SUPPLIES	109.14	15,000	9,116.05				
		215-4641-427	TRAVEL	71.12	7,500	3,455.52				
		215-4641-428	UTILITIES	289.32	12,500	7,871.81				
		602-2020	ACCOUNTS PAYABLE	19.55-*						
		602-4330-426	SUPPLIES	19.55	20,000	16,356.78-	Y			
		607-2020	ACCOUNTS PAYABLE	937.13-*						
		607-4580-422	PROFESSIONAL SERVICES	937.13	10,000	40,382.99-	Y			
		999-1301	DUE FROM FUND 101	559.38 *						
		999-1303	DUE FROM FUND 209	355.25 *						
		999-1306	DUE FROM FUND 215	70,814.16 *						
		999-1342	DUE FROM FUND 602	19.55 *						
		999-1344	DUE FROM FUND 607	937.13 *						
			** 2022 YEAR TOTALS	72,685.47						

10/12/2022 1:33 PM
PACKET: 05922 10/18/22 - HP OPERATING -
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item a.

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
101	10/2022	559.38
209	10/2022	355.25
215	10/2022	70,814.16
602	10/2022	19.55
607	10/2022	937.13

NO ERRORS NO WARNINGS

** END OF REPORT **

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

Historic Preservation Commission

2022 Grant Funds

HP GRANT ACCOUNT: Historic Preservation	
HP Grant Account Total:	\$ 22,234.31

Approved by _____ on ____/____/____
HP Chairperson

Approved by _____ on ____/____/____
HP Officer

HPC	10/12/22
Batch	10/18/22

PACKET: 05923 10/18/22 - HP GRANTS - BA

VENDOR SET: 01 CITY OF DEADWOOD

SEQUENCE : ALPHABETIC

DUE TO/FROM ACCOUNTS SUPPRESSED

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-2604	ALLEN, KEN					
=====						
I-4297		4 BURLINGTON ELDERLY GRANT	9,407.46			
10/18/2022	FNBAP	DUE: 10/18/2022 DISC: 10/18/2022		1099: N		
		4 BURLINGTON ELDERLY GRANT		216 4653-962-01	SPECIAL NEEDS GRANT EXP.	9,407.46
=== VENDOR TOTALS ===			9,407.46			
=====						
01-4416	ANCESTOR CONCRETE & MASONRY LL					
=====						
I-2467-2		3 STEWART FOUNDATION	4,000.00			
10/18/2022	FNBAP	DUE: 10/18/2022 DISC: 10/18/2022		1099: N		
		3 STEWART FOUNDATION		216 4653-962-08	FOUNDATION GRANT EXPENSE	4,000.00
=== VENDOR TOTALS ===			4,000.00			
=====						
01-4008	BLACK HILLS EXTERIORS					
=====						
I-25078		766 MAIN ROOF REPAIRS	4,489.13			
10/18/2022	FNBAP	DUE: 10/18/2022 DISC: 10/18/2022		1099: N		
		766 MAIN ROOF REPAIRS		216 4653-962-01	SPECIAL NEEDS GRANT EXP.	4,489.13
=== VENDOR TOTALS ===			4,489.13			
=====						
01-3323	THE GLASS SHOP					
=====						
I-347		3 STEWART GLASS REPAIR	1,800.00			
10/18/2022	FNBAP	DUE: 10/18/2022 DISC: 10/18/2022		1099: N		
		3 STEWART GLASS REPAIR		216 4653-962-03	WINDOWS GRANT EXPENSE	1,800.00
=== VENDOR TOTALS ===			1,800.00			
=====						
01-5002	HUBER, WEEDEN					
=====						
I-2467		3 STEWART FOUNDATION	1,500.00			
10/18/2022	FNBAP	DUE: 10/18/2022 DISC: 10/18/2022		1099: N		
		3 STEWART FOUNDATION		216 4653-962-08	FOUNDATION GRANT EXPENSE	1,500.00
=== VENDOR TOTALS ===			1,500.00			
=====						
01-2679	ODD JOB CONSTRUCTION					
=====						
I-262		29 VAN BUREN WINDOWS	1,037.72			
10/18/2022	FNBAP	DUE: 10/18/2022 DISC: 10/18/2022		1099: Y		
		29 VAN BUREN WINDOWS		216 4653-962-03	WINDOWS GRANT EXPENSE	1,037.72
=== VENDOR TOTALS ===			1,037.72			
=== PACKET TOTALS ===			22,234.31			

** T O T A L S **		
INVOICE TOTALS	22,234.31	
DEBIT MEMO TOTALS	0.00	
CREDIT MEMO TOTALS	0.00	
<hr/>		
BATCH TOTALS	22,234.31	
<hr/>		

** G/L ACCOUNT TOTALS **										
					=====LINE ITEM=====					
					=====GROUP BUDGET=====					
					ANNUAL			BUDGET OVER		
					ANNUAL			BUDGET OVER		
BANK	YEAR	ACCOUNT	NAME	AMOUNT	BUDGET	AVAILABLE	BUDG	BUDGET	AVAILABLE	BUDG
	2022	216-2020	ACCOUNTS PAYABLE	22,234.31	-*					
		216-4653-962-01	SPECIAL NEEDS GRANT EXP.	13,896.59	50,000	25,783.41				
		216-4653-962-03	WINDOWS GRANT EXPENSE	2,837.72	80,000	48,061.77				
		216-4653-962-08	FOUNDATION GRANT EXPENSE	5,500.00	50,000	20,214.00				
		999-1307	DUE FROM FUND 216	22,234.31	*					
			** 2022 YEAR TOTALS	22,234.31						

10/12/2022 12:43 PM
PACKET: 05923 10/18/22 - HP GRANTS - BA
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item b.

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
216	10/2022	22,234.31

NO ERRORS NO WARNINGS

** END OF REPORT **

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

10/12/2022 10:23am

HP REVOLVING LOAN FUND
A/P Invoices Report
10/1/2022 - 10/31/2022
Batch = 1

Page 1 of 2

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
10/2022								
DJ Customs - 303 - 10/12/2022 - 13,259.07 - Batch: 1 - Header Memo: Work Done-23 Monroe-Paha Sapa Holdings(Coupons)								
Work Done-23 Monroe-Paha Sapa Holdings (Coupons)	100	1201				NOTES RECEIVABLE	13,259.07	
Work Done-23 Monroe-Paha Sapa Holdings (Coupons)	100	2000				ACCOUNTS PAYABLE		13,259.07
Total:							13,259.07	13,259.07
LAWRENCE COUNTY REGISTER OF DEEDS - REC MORT BRELAND/OHA - 10/12/2022 - 120.00 - Batch: 1 - Header Memo: Record Mortgages-58								
Washington-Breland/Ohayon								
Record Mortgages-58 Washington-Breland/Ohayon	100	5200				CLOSING COSTS DISBURSED	120.00	
Record Mortgages-58 Washington-Breland/Ohayon	100	2000				ACCOUNTS PAYABLE		120.00
Total:							120.00	120.00
Mountain Air Mechanical - 52 CONTRACTOR - 10/12/2022 - 5,229.23 - Batch: 1 - Header Memo: Work Done-56 Lincoln-Thompson								
Work Done-56 Lincoln-Thompson	100	1201				NOTES RECEIVABLE	5,229.23	
Work Done-56 Lincoln-Thompson	100	2000				ACCOUNTS PAYABLE		5,229.23
Total:							5,229.23	5,229.23
Neighborhood Lending Service, LLC - 2022-3 - 10/12/2022 - 258.00 - Batch: 1 - Header Memo: Client Credit Reports-Qtr 3								
Client Credit Reports-Qtr 3	100	5200				CLOSING COSTS DISBURSED	258.00	
Client Credit Reports-Qtr 3	100	2000				ACCOUNTS PAYABLE		258.00
Total:							258.00	258.00
NHS OF THE BLACK HILLS - 2022-9 - 10/12/2022 - 3,000.00 - Batch: 1 - Header Memo: Servicing Contract-September								
Servicing Contract-September	100	5000				PROF & ADMIN FEES	3,000.00	
Servicing Contract-September	100	2000				ACCOUNTS PAYABLE		3,000.00
Total:							3,000.00	3,000.00

10/12/2022 10:23am

HP REVOLVING LOAN FUND
A/P Invoices Report
10/1/2022 - 10/31/2022
Batch = 1

Page 2 of 2

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
10/2022 (cont'd from page 1)								
RCS Construction - 202228-03 - 10/12/2022 - 26,574.80 - Batch: 1 - Header Memo: Work Done-23 Centennial-Owens								
Work Done-23 Centennial-Owens	100	1201				NOTES RECEIVABLE	26,574.80	
Work Done-23 Centennial-Owens	100	2000				ACCOUNTS PAYABLE		26,574.80
Total:							26,574.80	26,574.80
SoDak Title - OE-0744-22 - 10/12/2022 - 120.00 - Batch: 1 - Header Memo: OE Report-58 Washington-Breland/Ohayon								
OE Report-58 Washington-Breland/Ohayon	100	5200				CLOSING COSTS DISBURSED	120.00	
OE Report-58 Washington-Breland/Ohayon	100	2000				ACCOUNTS PAYABLE		120.00
Total:							120.00	120.00
Thompson, Mark - 52 - 10/12/2022 - 5,229.23 - Batch: 1 - Header Memo: Work Done-56 Lincoln-Thompson								
Work Done-56 Lincoln-Thompson	100	1201				NOTES RECEIVABLE	5,229.23	
Work Done-56 Lincoln-Thompson	100	2000				ACCOUNTS PAYABLE		5,229.23
Total:							5,229.23	5,229.23
Total:							53,790.33	53,790.33
Report Total:							53,790.33	53,790.33

With Cut Off Days From 30 Through 999

NHS of Black Hills

Loan #	Interest Paid To	Next Due	Scheduled Payment	Late Fees Accrued	NSF Fees Accrued	Past Due Interest	Past Due Principal	Total Due	Current Balance	Suspense Impound Aging / Partial Balance Days
>>> Investor: HP NHS Revolving Loan,										
HPRLSTREN	08/01/2022	09/01/2022	96.47	25.00	0.00	0.00	192.94	217.94	22574.61	0.00 0.00 41
Last Worked: / / By: Flags: Home Telephone: (605) 641-8742 Work Telephone: Borrower: Trentz, Sylvia										
Action Date: / / Work Date: / / Collector Code: Loan Officer: Last Transaction: 09/19/2022										
HPRLBUS	08/01/2022	09/01/2022	60.78	15.20	0.00	0.00	121.56	136.76	6137.62	0.00 0.00 41
Last Worked: / / By: Flags: Home Telephone: (303) 883-1733 Work Telephone: (303) 883-1733 Borrower: Bussiere, Erica										
Action Date: / / Work Date: / / Collector Code: Loan Officer: Last Transaction: 09/15/2022										

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



Kevin Kuchenbecker
Historic Preservation Officer
Telephone (605) 578-2082
kevin@cityofdeadwood.com

MEMORANDUM

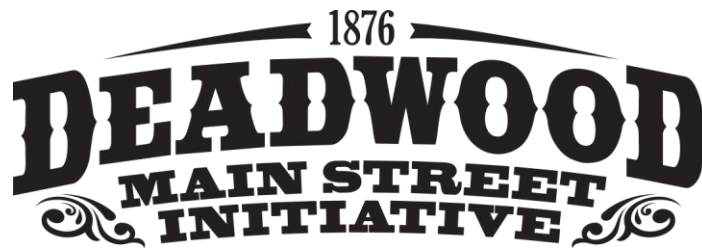
Date: October 7, 2022
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Historic Preservation Program Application

The following Historic Preservation Program application was submitted for approval. The Loan Committee reviewed this request and recommended approval.

- Steve Schramm – 7 Stewart St. – Wood Windows and Doors/Siding Programs
*This property is owner occupied, contributing. The applicant has submitted the required project approval form and quotes. Staff as well as the Loan Committee has determined the proposed project and the applicant meets the criteria for the programs. **Because of the lengthy time frame for ordering windows the applicant was allowed to apply in 2022 but the funds will not be available until 2023.** Staff will coordinate with the applicant during the proposed project.*
- Randi Coddington – 21 Guy St. – Wood Windows and Doors Program
*This property is owner occupied, contributing. The applicant has submitted the required project approval form and quotes. Staff as well as the Loan Committee has determined the proposed project and the applicant meets the criteria for the Programs. **Because of the lengthy time frame for ordering windows the applicant was allowed to apply in 2022 but the funds will not be available until 2023.** Staff will coordinate with the applicant during the proposed project.*
- Brad and Laurel Ann Butturff – 32 Jackson St. – Elderly Resident Program
*This property is owner occupied, contributing. The applicant has submitted the required quote. Staff as well as the Loan Committee has determined the proposed project and the applicant meets the criteria for the Programs. **Because of a leaking roof that needs fixed before winter this will be paid out of the 2022 budget.** Staff will coordinate with the applicant during the proposed project.*

RECOMMENDED MOTION:

Move to enter Steve Schramm, 7 Stewart St., into the Wood Windows and Doors/Siding Programs for 2023; enter Randi Coddington, 21 Guy St., Wood Windows and Doors Program for 2023; Brad and Laurel Ann Butturff, 32 Jackson St., into the Elderly Resident Program for 2022.



Economic Restructuring Committee

Main Street Initiative Executive Leadership

Ken Gienger, Chair
Bill Pearson, V. Ch.
Louie LaLonde, Sec.
Lee Harstad, Tres
Ron Russo, Ch. Emt.

Chairman, Beverly Posey

Deadwood Historic Preservation Commission

City of Deadwood

October 4, 2022

Dear Ms. Posey & HP Commissioners,

On behalf of the Economic Restructuring Committee, a sub-committee of Deadwood's Main Street Initiative Committee (MSI), we ask that you accept our invitation to participate in a city ordinance working group to address growing concerns with national food chain (formula) restaurants, and signage within the Core Historic District of our Main Street.

Our intention with the work group is to draft an ordinance prohibiting national food chain (formula) restaurants in the Core Historic District (brick to brick) of our Main Street via zoning change and bring it forward to the Planning & Zoning Commission for consideration. Additionally, we know that sign ordinances are constantly being looked at, reviewed, and altered. We would like the working group to review and suggest changes to the Planning & Zoning Commission for sign ordinances that better align with the Deadwood brand within the Core Historic District. Included with this letter we have attached example ordinances that like communities have adopted.

Due to the increased purchasing of buildings by out-of-state ownership groups, we feel that this collaborative working group is necessary to protect the integrity of our Core Historic District moving forward. We hope that your Commission will consider joining our continued effort to keep Deadwood, Deadwood.

With Best Regards,

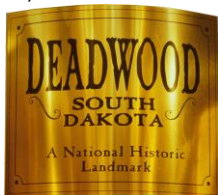
William H Pearson

William H. Pearson
Vice Chairman - MSI
Committee Chairman - Economic Restructuring

CC:
Ken Gienger
Kevin Kuchenbecker
Michael Johnson

The Deadwood Chamber of Commerce and Visitors Bureau, in concert with the City of Deadwood, formed a Deadwood Revitalization Committee to facilitate discussions and build consensus on developing a series of goals for economic development for Deadwood within the context of historic preservation.

108 Sherman Street
Deadwood, SD 57732
(605) 578-2082



CALISTOGA, CA -- MUNICIPAL CODE

Calistoga has a DC Downtown Commercial District. The purpose and intent:

The Downtown Commercial (DC) District is intended to implement the Downtown Commercial land use designation of the General Plan. It provides an area for a broad range of uses that generate high pedestrian traffic.

Mixed residential-commercial uses are an important component of the DC district to ensure an economically and socially vibrant downtown that is intended for, and enjoyed by, residents and visitors alike. Except for visitor accommodations and live-work units, all newly constructed floor area located above a first floor is encouraged to be for resident-serving commercial uses and/or residential.

In order to maintain and enhance Calistoga's small-town character and the urban design quality of the downtown, development in the DC district shall be guided by relevant policies of the General Plan's Community Identity Element and the character areas, gateways and entry corridors of the Land Use Element. (Ord. 714 § 4 (Exh. A), 2015).

17.21.020 Permitted Primary uses.

A. The following primary uses are permitted in the DC district:

1. Retail uses, including, but not limited to: grocery stores, fruit and vegetable markets, pharmacies, bicycle sales, furniture sales, audio-video stores, florists, frame shops, bookstores, clothing and apparel shops, gift shops, sales of household goods and appliances, and hobby and craft shops.
2. Art galleries.
3. Antique stores.
4. Service uses, including, but not limited to: dry cleaning, not including processing plants; laundromats; tailors; shoe repair; bicycle repair; repair of household goods and appliances.
5. Personal service establishments, such as spas, health clubs, beauty salons, and barbershops.
6. Business and professional offices, such as for accountants, lawyers, architects, engineers, realtors, and financial advisors.
7. Medical and dental clinics.
8. Banks and financial institutions without drive-up or walk-up facilities.
9. **Restaurants**, bakeries, cafes and similar uses, with or without outdoor seating, pursuant to the following:
 - a. No live entertainment or dancing is proposed.
 - b. No outdoor seating is proposed in a public right-of-way.
 - c. The establishment is not a **formula** business or **formula restaurant**.
10. Uses determined by the Planning Commission to be similar in nature, as provided for according to the procedures in Chapter [17.03](#) CMC. (Ord. 728 § 2, 2017; Ord. 714 § 4 (Exh. A), 2015).

Definition

17.04.132 Business, Formula

"Formula business" shall mean a business or use, which by contractual or other arrangement, established or recognized business practice, or membership affiliation, maintains any of the following:

- A. Business name common to a similar business located elsewhere;
- B. Standardized services or uniforms common to a similar business located elsewhere;
- C. Interior decor common to a similar business located elsewhere;
- D. Architecture, exterior design, or signs common to a similar business located elsewhere;
- E. Use of a trademark or logo common to a similar business located elsewhere (but not including logos or trademarks used by chambers of commerce, better business bureaus, or indicating a rating organization including, but not limited to, AAA, Mobile or Michelin); or
- F. A name, appearance, business presentation or other similar features, which make the business substantially identical to another business within or outside Calistoga. (Ord. 567 § 3, 2000; Ord. 519 § 3, 1996).

BAINBRIDGE ISLAND, WA -- ORDINANCE

Bainbridge Island ordinance is to keep the fast food restaurants from moving into the downtown area. In speaking with them they do not currently have any chains like McDonalds, Dominos, Dairy Queen in their historic district. Listed below is their short ordinance.

Formula Take-Out Restaurants.

- a. Any formula take-out food restaurant may not exceed 4,000 square feet and must be in a building that is shared with at least one other business that is not a formula take-out food restaurant. Only one formula take-out food restaurant is permitted per parcel, lot or tract on which all or a portion of a building is located. No drive-through facilities are allowed.

DAVIS, CA -- ORDINANCE

Davis has a downtown district that is zoned C-C. Permitted uses in the C-C district shall be as follows:

- (a) Retail stores, shops and offices supplying commodities or performing services such as department stores, specialty shops, banks, and other financial institutions, personal and business service establishments, antique shops, artists' supply stores and similar uses, but not including gasoline service stations.
- (b) Restaurants, including outdoor eating areas and establishments, establishments serving alcoholic beverages, and similar enterprises, but not including formula fast food restaurants.

The following conditional uses may be permitted in the C-C district and planned development districts with the same underlying zoning:

(h) Formula fast food restaurant. In addition to the considerations established in Section [40.30.080](#) for the granting of a conditional use permit, the planning commission or city council may consider the following in determining whether or not the use constitutes a nuisance, or is detrimental to the public welfare of the community: litter, odors, exterior design, signage, concentration of like uses, and the extent to which the use enhances the unique characteristics of the core area;

Definition:

Restaurant, formula fast food. A restaurant that both:

- (1) Is required by contractual or other arrangements to maintain any of the following: substantially standardized menus, architecture, building appearance, signs, or similar standardized features; and
- (2) Has two or more of the following characteristics:
 - (A) Food to be consumed on the premises is served with disposable tableware,
 - (B) Food is not delivered to the table,
 - (C) Orders are placed at a counter, and
 - (D) Drive-through or walk-up windows.

Formula fast food restaurants shall not include ice cream shops, coffeehouses, bakeries, hot dog stands, or other businesses whose primary function is not the sale of full meals.

CARMEL, CA – MUNICIPAL CODE

3. Restaurant, Full Line.

- a. Any sale of alcoholic beverages shall be subordinate to this primary use.
- b. **Drive-in, formula and fast food establishments are prohibited.**
- c. Substantially all foods from the standard menu shall be available for purchase during the hours that alcoholic beverages are being served.
- d. The applications, menus and plans indicate that the business will primarily be a restaurant – full line, and that no more than 20 percent of the total number of seats are at a bar or in a separate bar room. If the use does not meet this standard, the standards in subsection (l)(2) of this section, Drinking Places, shall also apply to the use.
- e. **Customers shall be provided with individual menus while seated at a table or counter.**
- f. The maximum seating capacity shall not exceed the standards in the State Uniform Building and Fire Codes, the number of seats approved by the Planning Commission through public review, or the number of seats in the previous business, whichever is less. The seating capacity shall be posted on the premises.

g. Outside seating may be allowed subject to Chapter [17.58](#) CMC, Design Review.

h. Food sold for consumption off the premises shall be incidental to the primary use. Such food shall be placed in covered containers or wrappings, and all house-brand labeled food store goods such as vinegars, oils and salad dressings shall be prepackaged and sealed.

i. Maximum number of food stores and/or restaurants located within structures fronting on Ocean Avenue: 15. See also Chapter [17.56](#) CMC, Restricted Commercial Uses.

j. See also subsection (l)(1) of this section, All Eating and Drinking Establishments.

k. Outdoor cooking devices are permitted on private property if designed and located to mitigate impacts to adjacent properties.

4. Restaurant, Specialty (Coffee Shops, Ice Cream Parlor, Etc.).

a. Minimum size: 400 square feet.

b. Minimum number of customer seats on site: 14 seats. The customer seating area must be open to patron use during all hours of operation and the use must be managed to encourage on-premises consumption of food products.

c. Sales of soup, salads and sandwiches may be allowed in an amount up to 10 percent of sales.

d. The sale of alcohol is prohibited.

e. Drive-in, fast food, take-out or formula establishments are prohibited.

f. The service counter must be located within the interior of the business premises and arranged so that customers must first pass by or through the seating area to reach the counter and patron queues will be contained within the building.

g. Outside seating may be allowed, subject to Chapter [17.58](#) CMC, Design Review.

h. All products sold for consumption off the premises, other than frozen desserts, must be placed in covered containers or wrappings.

i. Cooking equipment is limited to indoor stoves and ovens.

j. Maximum number of food stores and/or restaurants located within structures fronting on Ocean Avenue allowed: 15. See also Chapter [17.56](#) CMC, Restricted Commercial Uses.

k. The operator of the use shall be responsible for the clean-up of all on-site and off-site litter generated by the use including twice-daily clean-up of all sidewalks and gutters within 50 feet of the storefront and twice-yearly steam cleaning of this area. A practical plan for monitoring and implementing this standard shall be submitted for review with the application for use permit, and will be adopted as a condition of approval of the use.

3. Food Store, Specialty.

- a. No specialty food store shall be permitted that is classified as a drive-in, fast food or **formula** food establishment as defined in this code.
- b. All food sold for consumption off the premises shall be placed in covered containers or wrappings.

SONOMA, CA – FORMULA BUSINESSES

The primary intent of the regulations is to protect, preserve, and retain the local unique and attractive character and charm that Sonoma is internationally known for in its downtown Plaza and historic district. Regardless of whether or not a business is "formula", the City's regular permit requirements and design review process will apply.

A formula business is defined as having a "standardized array of services and/or merchandise, employee uniforms, decor, facade design, signage, color scheme, trademark or service mark, name, or similar standardized features; and which causes it to be substantially identical to ten or more other businesses in the U.S." at time of application.

The formula definition applies to most retail, restaurant, and personal service uses (such as salons), but not to uses such as offices, hotels, banks, or gas stations.

The City's formula business ordinance does not apply to businesses in existence at the time it was adopted in 2012, but may apply if an existing business relocates or expands.



A. Historic District. The establishment or expansion of a formula business within the historic district shall require the approval of a use permit in compliance with SMC [19.54.040](#).

B. Formula Business, Large. The establishment or expansion of a formula business, large shall require the approval of a use permit in compliance with SMC [19.54.040](#).

C. Additional Use Permit Findings Required. When use permit review is required, the planning commission shall approve, with or without conditions, the establishment or expansion of a formula business only if all of the following findings can be made, in addition to those identified in SMC [19.54.040](#), Use permits:

1. The formula business establishment will promote diversity and variety to assure a balanced mix of commercial uses available to serve both resident and visitor populations;
2. The proposed use, together with its design and improvements, is consistent with the unique and historic character of Sonoma, and will preserve the distinctive visual appearance and shopping/dining experience of Sonoma for its residents and visitors.

The following additional finding is required for the granting of a use permit for formula businesses on sites located within the /P (plaza retail) district:

3. The formula business establishment will be compatible with existing uses in the zone and will promote the zone's economic vitality as the commercial, cultural, and civic center of the community.

D. Prohibition on Formula Restaurants, Large. Formula restaurants, large are prohibited within the plaza retail overlay zone.

E. Exemptions. The provisions of this section shall not apply to formula businesses located or proposed to be located in the following shopping centers: (1) Sonoma Valley Center; (2) the Marketplace; (3) Maxwell Village; and (4) Fifth Street West Plaza. (Ord. 03-2012 § 2(B), 2012).

BRISTOL, RI – FORMULA BUSINESS

Sec. 28-281. - Historic district zone.

(a) *Incorporation and cross reference.* [Chapter 14](#) of Bristol Town Code entitled historic preservation is hereby incorporated by reference. There exist in the Town of Bristol historic districts as shown on the map entitled, "Map of Historic Districts, Town of Bristol, Rhode Island", together with a list of properties within the downtown district (Attachment 1) and a list of structures of historic or architectural value not located within the boundaries of an established historic district (Attachment 2) as may be amended from time to time, and which is filed at the office of the town clerk, all of which is herein collectively referred to as the "Historic District" or the "Historic District Zone".

(b) *Purpose.* The purpose of this section is to regulate the location and operation of formula business establishments, within Bristol's Historic District Zone, in order to maintain the district's unique character and diverse blend of business offerings.

(c) *Findings.* Establishing or preserving an appropriate and balanced mix of businesses will more effectively promote the district's economic health, property values, and colonial New England ambiance. The land use element of the town's comprehensive plan provides a statement of goals and policies that is quite reflective of the town's desire to preserve the unique and historically rich environment which encompasses the historic district zone. Included are stated policies to: (1) maintain the character of Bristol and make sure that new development does not adversely impact the character of the town; (2) respect the historic resources that link Bristol's present with Bristol's past and use these resources as guidelines for managing future growth; (3) foster the local economic base. In general, the goal of the land use element is to promote the development of a well balanced and functional mix of land uses and to ensure that development in the town is consistent with the town's character and image.

The historic downtown district is unique not only because of its well preserved historic structures, but because of its small individualized shops and restaurants as well. Bristol's historic downtown district is recognizable nationwide. It attracts hundreds of thousands of visitors each year, a large part of whom come to enjoy and experience the unique character of the nation's most patriotic town and its numerous quaint shops and restaurants. This unique character would be adversely affected by a proliferation of "formula businesses"

which are required by contractual or other arrangements to be virtually identical to **businesses** in other communities as a result of standardized services, merchandise, decor, uniforms and the like. The development of such **businesses**, if unchecked and unregulated, would conflict with the distinct atmosphere and unique character for which Bristol's historic downtown district is famous. Therefore, the town council finds that in order to preserve the character of the historic downtown district, it is reasonable and necessary to adopt this article which would monitor and regulate the establishment of **formula businesses** in the historic district zone through the mechanism of special use permits, in accordance with [section 28-409](#) of this Code.

(d) *Regulation.* A **formula business**, as defined in [section 28-1](#) of this Code, seeking to operate within the historic district zone, as established in [section 14-3](#) of this Code, is required to first obtain a certificate of appropriateness from the historic district commission, and is then required to obtain a special use permit from the zoning board in accordance with [section 28-409](#), including without limitation, the standards set forth in subsection [28-150\(h\)](#). Notwithstanding the foregoing, upon agreement of both the historic district commission and the zoning board, a joint public hearing of both bodies may be held, with each body then voting separately in the order set forth above.

FREDERICKSBURG, TX – HISTORIC SHOPPING DISTRICT OVERLAY

Sec. 3.510. - HSD: HISTORIC SHOPPING DISTRICT OVERLAY.

This zone is intended to encompass that portion of the City which constitutes the in-town historic shopping and tourist area. The area within the District is subject to the requirements of the underlying zoning district, the Historic Overlay District, if within its defined area, and the requirements of this Historic Shopping District.

Principal Permitted Uses

See uses listed in the underlying district.

Uses Permitted Subject to issuance of a Conditional Use Permit using the review and evaluation criteria of [Section 5.460](#). See the uses listed for the underlying district.

Uses Permitted Subject to issuance of a Conditional Use Permit using review and evaluation criteria in Sections [5.460](#) and [5.461](#). Any Standardized Business may be located in the Historic Shopping District subject to a Conditional Use Permit as provided in Section 5.400 using the review and evaluation criteria set forth in Sections [5.460](#) and [5.461](#).

Bed and Breakfast is allowed if the same is in compliance with all Central Business District Bed and Breakfast regulations EXCEPT

-A Conditional Use Permit is required for any new construction of a first floor Bed and Breakfast unit, and the review and evaluation criteria of [section 5.461](#) shall be used as applicable.

For the purpose of this section, the following definitions shall apply:

A. Historic Shopping District shall be all properties generally located between Elk Street and Acorn Street including the properties fronting on both sides of Acorn Street, and between San Antonio Street including the properties fronting on both sides of such street, and Austin Street including the properties fronting on both sides of such street, as they are depicted on the map of the area attached to this ordinance.

B. Standardized Business shall mean a business which is required by contractual or other arrangement or affiliation to maintain one or more of the following items: standardized ("formula") array of services and/or merchandise, trademark, logo, signs, service mark, symbol, decor, architecture, layout, uniform, menu, or similar standardized features and which causes it to be substantially identical to more than ten other businesses regardless of ownership or location at the time the application therefor is completed. Standardized Businesses can include, but are not limited to: restaurants, retail stores, banks, sales offices, spas, hair and nail salons, art galleries, and hotel/motel/inn/bed and breakfast establishments. A statement made under oath, and subject to penalties for perjury concerning the status as a standardized business shall be submitted with the application for Conditional use permit, along with any other reasonable proof required by the person administering the City's Zoning ordinance.

ARCATA, CA -- FORMULA RESTAURANTS

9.42.164 Formula Restaurants. Revised 8/21 SHARE

This Section establishes [standards](#) and procedures for the siting and operation of formula restaurants, where allowed by Article 2 ([Zoning Districts](#) and Allowable [Land Uses](#)).

A. Formula restaurants [shall](#) comply with the following [standards](#):

1. The total number of formula restaurants in the [City](#) at any one time [shall](#) be limited to nine.
2. Formula restaurants are prohibited in the Central Conservation Area and Plaza Area Historic [District](#).
3. No more than six formula restaurants [may](#) establish in the Valley West [Neighborhood](#) at any one time.
4. A mobile food and beverage vendor associated with, and branded by, a formula restaurant [may](#) only locate on the premises of the associated formula restaurant.

B. A restaurant, cafe, or coffee shop operated as an [accessory use](#) that is not independently branded from the [primary use](#), and is not franchised from, or owned by, a parent company that is a restaurant, cafe, or coffee shop, [shall](#) not be regulated as a formula restaurant. (Ord. 1546, eff. 7/16/2021)

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



Kevin Kuchenbecker
Historic Preservation Officer
Telephone (605) 578-2082
kevin@cityofdeadwood.com

MEMORANDUM

Date: October 7, 2022
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Gregory County Outside of Deadwood Grant Extension Request

Gregory County received an Outside of Deadwood Grant in the 2021 funding cycle to make needed repairs to the exterior of the historic courthouse. The contractor is having issues of hiring staff and delays in getting necessary materials for the tuck pointing and brick cleaning project. Because of this delay they are requesting an extension on their grant.

The Projects Committee has reviewed this issue and recommend granting the extension until June 1, 2023.

Recommend Motion: *Move to grant an extension to Gregory County for the restoration of the historic courthouse until June 1, 2023.*

Office Of
GREGORY COUNTY
COUNTY AUDITOR

P.O. Box 437

Phone: (605)775-2664

Burke, South Dakota 57523-0437

Fax: (605)775-2596



September 28, 2022

Mr. Kevin Kuchenbecker
Historic Preservation Officer
City of Deadwood
108 Sherman Street
Deadwood, SD 57732

RE: Gregory County 'Outside of Deadwood Grant Award'

Dear Mr. Kuchenbecker,

Please accept this letter as a request for extension of the \$10,000 award granted to Gregory County from the City of Deadwood, Historic Preservation Commission, for the Courthouse tuckpointing and brick cleaning project. Mid-Continental Restoration Co., Inc. of Parkston, South Dakota submitted the successful bid to perform the restoration, however, due to issues with hiring work staff and delays in getting necessary product, the contractor will not be able to complete the project until the spring of 2023.

Gregory County respectfully requests your approval of an extension to the grant period. Please advise me if this extension request is granted, and I will keep you apprised of the start date and end date of the project. Thank you so very much and best wishes to you all from Gregory County.

Sincerely,

Julie Bartling
Gregory County Auditor

cc: file

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



Kevin Kuchenbecker
Historic Preservation Officer
Telephone (605) 578-2082
kevin@cityofdeadwood.com

MEMORANDUM

Date: October 7, 2022
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Plankinton Preservation Society – Emergency Outside of Deadwood Grant Request

The Plankinton Preservation Society has submitted an emergency grant request for repairs to the roof of the Sweep Van Dyke Hotel's unique veranda. Repairs do need to be completed before winter as snowpack on the veranda will be detrimental to the structure if not repaired this fall. The cost to stabilize the veranda is \$8,600.00. The applicant is requesting \$4,300.00. This is the first time Plankinton has requested any Outside of Deadwood Grant funds.

The Projects Committee has reviewed this issue and recommend granting an emergency grant to Plankinton Preservation Society for stabilization of the veranda on the historic Sweep Van Dyke Hotel.

Recommend Motion: *Move to grant an emergency grant to Plankinton Preservation Society for stabilization of the veranda on the historic Sweep Van Dyke Hotel in the amount of \$4,300.00.*

PLANKINTON PRESERVATION SOCIETY, INC
PO BOX 367 • PLANKINTON, SD 57368

October 5, 2022

Dear Outside Deadwood Grant Committee Members:

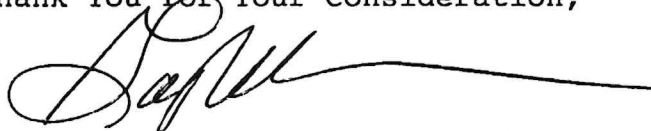
First, we would like to thank you for all the good work you do for our State to continue the important mission of historic preservation.

We have been encouraged by the State Historical Society to apply for grant funding for the veranda porch roof of the Sweep Van Dyke Hotel, which is in need of immediate repairs.

Because the Hotel plays such an important role in our city, county and state's history and may be one of the only structures of its kind still standing today, we at the Plankinton Preservation Society strive to continue its preservation.

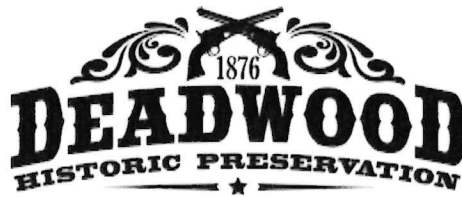
Please see attached our grant application and do not hesitate to contact us for more information.

Thank You for Your Consideration,

A handwritten signature in black ink, appearing to read 'Gayle', with a long horizontal flourish extending to the right.

Gayle A. Van Genderen
President,
Plankinton Preservation Society, Inc.
(605) 942-7770

GRANT FUND --
SITES OUTSIDE OF DEADWOOD

**FOR OFFICE USE ONLY**

Application # _____

Date Received ____/____/____

Date of Hearing ____/____/____

Outside of Deadwood Grant Fund

DEADWOOD HISTORIC PRESERVATION COMMISSION GRANT FUND

Application

Applications must be received by January 18 and June 2 annually. In order to maintain funding eligibility, work **may not** commence on the project until **after** an award notification is received and grant agreement has been signed and returned.

The Deadwood Historic Preservation Commission reviews ALL applications. Please read the attached Policy Guidelines and provide the requested information below.

1. PROPERTY INFORMATION

Historic Name of Property (if known): Sweep/VanDyke Hotel

Property Address:	302 S. Main Street	Plankinton	SD	57368
	Street	City	State	Zip

2. PROJECT CONTACT INFORMATION

Name: Gayle A. Van Genderen Telephone: (605) 942 - 7770

Email Address: sdmail@siouxvalley.net

Property Address:	116 N. Main St.	Plankinton	SD	57368-0367
	Street	City	State	Zip

****NOTE: Owner of Property:**

Applicant must own/retain property;

OR

Applicant must be leasing or renting the property and have written permission from the owner to conduct the work;

OR

Applicant must have a firm written commitment with the owner to purchase the property.

(Complete 'Owner of Property' only if different from that of Project Contact)

3. OWNER OF PROPERTY

Name: Plankinton Preservation Society, Inc. Telephone: (605) 942 - 7770

Email Address: sdmail@siouxvalley.net

Mailing Address:	PO Box 367	Plankinton	SD	57368-0367
	Street	City	State	Zip

FOR OFFICE USE ONLY
Application # _____

4. DESCRIBE SCOPE OF WORK TO BE PERFORMED AS PART OF THIS PROJECT:

The purpose of this project is to prevent further deterioration and collapse of the roof of the Hotel's unique veranda. What is needed is first and foremost adding a slight pitch to allow water to run off the roof, and to provide a weatherized and protective covering which will extend its life and safety of the structure for years to come. Underneath the top layer of rotted and buckled wooden boards is an existing shielding, high quality synthetic felt. The street level ceiling of the veranda has begun to show some very concerning signs of separation and weakness. The rolled roofing or metal covering will not deter from the historical integrity. Given the situation, either a metal or synthetic rolled covering will remain flat and unobtrusive from the ground level and blending color-wise with either material is planned. Either of these treatments is reversible, so if at some point a change to another material (or even back to wood) was desired, it could be accomplished without impacting historical integrity. (Please attach additional documentation as may be necessary)

5. DESCRIBE RELATIONSHIP OF THIS PROJECT TO HISTORY OF DEADWOOD:

If a relationship does not exist, please describe the historical significance of this preservation project. *Project **WILL NOT** be considered for grant funding unless there is a demonstrated, tangible connection to Deadwood or some other historical significance related to this project.* (Use additional page as needed.)

The hotel is significant to the transportation history of the state. Very few railroad-related buildings remain in their original location. Of these, depots are the most common but cannot alone tell the railroad history of our state. Railroads were critical to the development of Deadwood. Rail lines in eastern Dakota Territory, Nebraska, and Wyoming Territory carried vital mining material to terminal points where it was then shipped overland by oxen and stage lines to Deadwood and the northern hills. Pioneers heading to the Black Hills utilized railroad hotels, warehouses, and depots to facilitate the rapid peopling of the region in the 1870s and 1880s. Without this valuable transportation infrastructure, the development of Deadwood may have been much different. Today, most of these structure are gone or relocated and repurposed to other uses. Deadwood's depot and the roundhouse in Lead can tell some of this story, but not all of it. The story of Deadwood's legendary transformation can also be told in the handful of other railroad-related structures preserved across the state, including the Sweep/Van Dyke Hotel.

6. DESCRIPTION OF PROJECT: Check one or more of the following categories best defining the proposed project. (Refer to Allowable Activities portion of application to make your determination.)

☐ PLANNING ☐ PRESERVATION ☐ REHABILITATION ☐ RESTORATION

7. PROJECT SCHEDULE:

Please attach any preservation reports and/or blueprints, if available. Provide a time schedule for the project showing whether or not project will be broken into phases. (Use additional page as needed.)

Due to the structural integrity of the veranda being endangered the project must be completed before winter to prevent snow weight load on its surface.

FOR OFFICE USE ONLY
Application # _____

8. IMPACT ON HISTORIC CHARACTERISTICS:

Show impact on historic characteristics by completing the following questions: (Use additional page as needed.)

a. Will the project change the current/historic material? For example installing asphalt shingles instead of wood shingles. If so, explain why.

Rolled roofing or metal covering will replace wood, due to water collecting on the surface.

b. Will the project change the size of the current/historic material? For example, does the project involve changing window size? If so, explain why.

No it will not.

c. Will the current/historic material be removed? For example, removing plaster. If so, explain why.

If rolled roofing will be applied, the rotted wood will be removed.

d. How does the project meet the Secretary of the Interior Standards? (See the Resource Section.)

See attached sheet for explanation

9. PROPERTY USE:

Provide a description of the current and planned use for the property once the project is complete.

The Sweep Van Dyke Hotel is a cultural center for young and old, and with its 16 upstairs rooms adopted by local families, it showcases historic aspects of life on the prairie. Planned events include, several open houses, tea parties, artist and author talks, "Whirl-a-Whip" Night, Christmas for the Children, and RR events.

10. MAINTENANCE:

Provide a statement of how the owner plans to maintain the property after the project is completed.

The veranda roof will be stabilized after this project is completed. Major maintenance will include paint and careful replacement of any figural elements.

FOR OFFICE USE ONLY
Application # _____

11. ESTIMATES:

→ If requesting a grant that exceeds \$10,000, please provide and attach at least three (3) cost estimates from architects, contractors, or other professionals involved in the project.

→ If three (3) estimates are unattainable, attach statement documenting request for estimates.

→ **Cost estimates** must specify the costs of labor, materials, consultants, and permits. If conducting a masonry project the estimates must include mortar mixture specifications, statement concerning use of power tools, and percentage of building requiring masonry work. A contractor should be provided with a copy of the Historic Masonry Repair sheet located in the resource section before preparing a bid for masonry work.

12. PROJECT BUDGET – ITEMIZED AND SHOWING MATCH:

**** Sample Budget ****

Description	Applicant Matching Funds	Grant	Total Project Cost
Tuck-pointing	\$ 0	\$ 3,500	\$ 3,500
Volunteer Labor	\$ 566	\$ 0	\$ 566
Supplies/Materials	\$ 3,934	\$ 1,000	\$ 4,934
TOTAL:	\$ 4,500	\$ 4,500	\$ 9,000

Description (i.e. roof)	Applicant Match	Grant	Total
Veranda Roof	\$ 4,300	\$ 4,300	\$ 8,600
Stabilization	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____
Total:	\$ 4,300	\$ 4,300	\$ 8,600

Project's Total Cost: \$ 8,600 Grant Amount: \$ 4,300

13. Non Guarantee

*Completion and submittal of this application and conformance with the terms of this application **does not guarantee** a grant award.*

FOR OFFICE USE ONLY
Application # _____

14. SIGNATURES

I HEREBY CERTIFY if awarded a grant, I agree to comply with *Secretary of the Interior's Standards for the Treatment of Historic Properties*. I also acknowledge that I have read and understand this program's policy guidelines and confirm that I understand that a failure to act in accordance with these terms, whether prior to or after an award, may result in a recapture and or forfeiture of funds.

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF OWNER
(IF DIFFERENT FROM APPLICANT)

DATE

15. OUTSIDE OF DEADWOOD GRANT APPLICATION CHECKLIST

The following information must be presented with this application before being reviewed by the Deadwood Historic Preservation Commission (Incomplete applications will not be reviewed).

Attachments:

- ☐ a. Floor plan(s) (when necessary).
- ☐ b. Site plan(s) (when necessary).
- ☐ c. Photographs.
- ☐ d. Copy of deed or notarized letter of authorization if property is not owned by the applicant.
- ☐ e. Verification of listing on or eligibility for listing on the National Register of Historic Places.
- ☐ f. Submission of specifications and contracts.
- ☐ g. Description of work (if additional space was necessary to explain the project).
- ☐ h. Description of the relationship of the project to Deadwood.
- ☐ i. Preservation Reports and blueprints (when necessary).
- ☐ j. Work Schedule.
- ☒ k. Answer to impact on Historic Characteristics questions.
- ☐ l. Answer to property use question.
- ☐ m. Answer to Maintenance question.
- ☒ n. Cost estimates.
- ☒ o. Proof of match on a least a 50/50 basis is enclosed.
- ☒ p. The applicant has signed and dated this application, as well as the owner of the property, if necessary.

16. APPLICATION SUBMITTAL/CONTACT INFORMATION

Applications may be mailed or hand delivered to:

City of Deadwood
Historic Preservation Office
108 Sherman Street
Deadwood, SD 57732

For Questions Please Contact:
(605) 578-2082 or
hpadmin@cityofdeadwood.com
kevin@cityofdeadwood.com

8(d) According to the SHPO, the Standards are most concerned with identify, retaining, and preserving the character-defining features of the building. Flat roofs that are not visible to the general public at street level are generally not considered character-defining and it is acceptable to use a variety of materials to prevent the further deterioration of other character-defining features. Character-defining features of the hotel include: the ornate porch railing/columns, wood clapboard siding, decorative wood window and door surrounds, wood windows, and gable roof dormers. Using a replacement material on the porch roof will not impact the integrity of these character-defining features and directly help protect the ornate porch from collapse. Also, the propose replacement material is minimally invasive to attached and is reversible.

14. SIGNATURES

I HEREBY CERTIFY if awarded a grant, I agree to comply with *Secretary of the Interior's Standards for the Treatment of Historic Properties*. I also acknowledge that I have read and understand this program's policy guidelines and confirm that I understand that a failure to act in accordance with these terms, whether prior to or after an award, may result in a recapture and or forfeiture of funds.

Steph L. Van Buren 10-4-22
SIGNATURE OF APPLICANT DATE

SIGNATURE OF OWNER DATE
(IF DIFFERENT FROM APPLICANT)

Pres Plankinton Pres Society

15. OUTSIDE OF DEADWOOD GRANT APPLICATION CHECKLIST

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- ☐ c. Photographs.
- ☐ d. Copy of deed or notarized letter of authorization if property is not owned by the applicant.
- ☐ e. Verification of listing on or eligibility for listing on the National Register of Historic Places. — *ON file with S.H.P.O.*
- ☐ f. Submission of specifications and contracts.
- ☐ g. Description of work (if additional space was necessary to explain the project).
- ☐ h. Description of the relationship of the project to Deadwood.
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City of Deadwood
Historic Preservation Office
108 Sherman Street
Deadwood, SD 57732

For Questions Please Contact:
(605) 578-2082 or
hpadmin@cityofdeadwood.com
kevin@cityofdeadwood.com

PLANKINTON LUMBER

108 E 1ST ST / PO Box 431

PLANKINTON, SD 57368

ESTIMATE

Date: 9/22/2022

Attn: Gayle

Museum upper deck

8	2x6x16	19.56	\$	156.48
12	2x4x16	13.04	\$	156.48
8	2x6x8 green deck	14.99	\$	119.92
14	maintnance free decking		\$	678.86
4	1x4x16	8.99	\$	35.96
6	10' flashing	13.89	\$	83.34
2	100' bent 20" steel		\$	324.18
9	R-loc 80"		\$	484.19
11	R-loc 105"		\$	776.74
6	R-loc 96"		\$	387.36
2	ridge cap		\$	57.98
3	bags screws		\$	86.97
10#	3.5" BTX		\$	79.90
3	deck flashing		\$	28.14
5#	deck screws		\$	14.22
12	caulk		\$	107.88
40	closures		\$	63.60
				\$ 3,642.20
Sales tax				\$ 236.74
Labor				\$ 3,200.00
Excise Tax				\$ 144.48
Total Estimate				\$7,223.42

PLANKINTON LUMBER

108 E 1ST ST / PO Box 431

PLANKINTON, SD 57368

ESTIMATE

Date: 9/22/2022

Attn: Gayl- Museum

Rubber Roof on lower section

Materials:	\$	2,968.46	EPDM RUBBER ROOF 60 MIL
			EPDM RUBBER ROOF CAULKING
Sales Tax	\$	192.95	EPDM RUBBER ROOF CONTACT ADHESIVE
Labor	\$	5,300.00	
Excise Tax	\$	172.70	
	\$	8,634.11	



Date: October 06, 2022

Case No. 220165
Address: 38 Burnham

Staff Report

The applicant has submitted an application for Project Approval for work at 38 Burnham, a noncontributing structure located in the Highland Park Planning Unit in the City of Deadwood.

Applicant: Peter Pantazapulos
Owner: PANTAZOPOULOS, PETER
Constructed: c 1980

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

The Historic Preservation Commission shall use the following criteria in granting or denying the Project Approval:

General Factors:

1. Historic significance of the resource:

This is a modern building which serves as a garage and workspace. Because it is less than 50 years old, it cannot contribute to the Deadwood National Historic Landmark District at this time. The location of this structure is addressed at 180 Pleasant Street.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to construct a 12'x28' slant roof addition to an existing structure and will consist of one new walk-through door with one half lite window with one double hung window facing the front and two patio doors on 28 ft. side. New addition will be sided with a Smart siding with five-inch reveal on all new sides with corner boards and 1x4 window trim.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion: Staff appreciates the applicant working with the Commission to address the concerns from the previous application. The proposed work and changes does not encroach upon, damage or destroy a historic resource but does it have an adverse effect on the character of the building and the overall historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

Motions available for commission action:

A: If you, as a commissioner, have determined the Project DOES NOT Encroach Upon, Damage or Destroy a historic property then:

Based upon all the evidence presented, I find that this project **DOES NOT** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval.

If you, as a commissioner, have determined the Project will Encroach Upon, Damage or Destroy a historic property then:

B: First Motion:

Based upon all the evidence presented, I move to make a finding that this project **DOES** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. [If this, move on to 2nd Motion and choose an option.]

C: Second Motion:

Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

OR

Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored **ALL REASONABLE AND PRUDENT ALTERNATIVES**, and so I move to **APPROVE** the project as presented.

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



FOR OFFICE

Section 8 Item a.

Case No. 220165
☒ Project Approval
☐ Certificate of Appropriateness
Date Received 9/30/22
Date of Hearing 10/12/22

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

The Deadwood Historic Preservation Commission reviews all applications. Approval is issued for proposed work in keeping with City of Deadwood Ordinances & Guidelines, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation.

This application must be typed or printed in ink and submitted to:

City of Deadwood
Deadwood Historic Preservation Office
108 Sherman Street
Deadwood, SD 57732

FOR INFORMATION REGARDING THIS FORM, CALL 605-578-2082

PROPERTY INFORMATION

Property Address: 38 Burnham Ave.

Historic Name of Property (if known):

APPLICANT INFORMATION

Applicant is: ☒ owner ☐ contractor ☐ architect ☐ consultant ☐ other _____

Owner's Name: Peter Pantazopoulos
Address: 38 Burnham Ave
City: Deadwood State: SD Zip: 57732
Telephone: 651-491-0936 Fax: _____
E-mail: hdcycle11@gmail.com

Architect's Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

Contractor's Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

Agent's Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

TYPE OF IMPROVEMENT

- | | | | |
|--|---------------------------------------|--|--|
| <input type="checkbox"/> Alteration (change to exterior) | <input type="checkbox"/> New Building | <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Accessory Structure |
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Re-Roofing | <input type="checkbox"/> Wood Repair | <input type="checkbox"/> Exterior Painting |
| <input type="checkbox"/> General Maintenance | <input type="checkbox"/> Siding | <input type="checkbox"/> Windows | <input type="checkbox"/> Porch/Deck |
| <input type="checkbox"/> Other _____ | <input type="checkbox"/> Awning | <input type="checkbox"/> Sign | <input type="checkbox"/> Fencing |

FOR OFFICE USE ONLY

Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)				
Project Start Date: <u>10-15-22</u>		Project Completion Date (anticipated): <u>12-15-22</u>		
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input checked="" type="checkbox"/> ADDITION	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____			
<input checked="" type="checkbox"/> ROOF	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Re-roofing	<input type="checkbox"/> Material	
	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	<input type="checkbox"/> Alteration to roof
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New <input type="checkbox"/> Rehabilitation			
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New <input type="checkbox"/> Replacement			
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____ Style/type _____ Dimensions _____				
<input type="checkbox"/> WINDOWS	<input checked="" type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS	
	<input type="checkbox"/> Restoration		<input type="checkbox"/> Replacement <input checked="" type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material <u>Aluminum clad</u> Style/type <u>Double hung windows</u>				
<input type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration <input type="checkbox"/> Replacement		<input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Note: Please provide detailed plans/drawings				
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New <input type="checkbox"/> Restoration <input type="checkbox"/> Replacement			
Material _____ Style/type _____ Dimensions _____				
<input type="checkbox"/> OTHER – Describe in detail below or use attachments <u>SEE Attached drawings</u>				

DESCRIPTION OF ACTIVITY

Describe in detail, the above activity (use attachments if necessary including type of materials to be used) and submit as applicable. Descriptive materials such as photos and drawings are necessary to illustrate the work and to help the commissioners and staff evaluate the proposed changes. Information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.

Failure to supply adequate documentation could result in delays in processing and denial of the request. Describe in detail below (add pages as necessary).

This is a 12' x 28' slant roof addition to an existing structure and will consist of 1 new walk through door w/ 1/2 lite window with 1 double hung window facing the front and 2 patio doors on 28' side. New Addition will be sided with a smart siding 5" reveal on all new sides.

FOR OFFICE USE ONLY

Case No. _____

SIGNATURES

I HEREBY CERTIFY I understand this application will not be accepted and processed until all the requested information has been supplied. I realize drawings and measurements must be exact and if errors result in a violation of the Commission's approval, then appropriate changes will have to be made. I also understand this application may require a site visit / additional research by staff and a PUBLIC HEARING by the DEADWOOD HISTORIC PRESERVATION COMMISSION.

I understand this application is for a Certificate of Appropriateness or Project Approval only and that a building permit is required for any uses associated with this location prior to any constructions, alterations, etc. All statements are true to the best of my knowledge and belief.

I understand approval is issued for proposed work in keeping with City of Deadwood Ordinances, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation and copies are available for my review.

Peter Antappeter 9/30/22

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

APPLICATION DEADLINE

This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1st or 3rd Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Please use the attached criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of documentation.

The City of Deadwood Historic Preservation Office has numerous resources available for your assistance upon request.

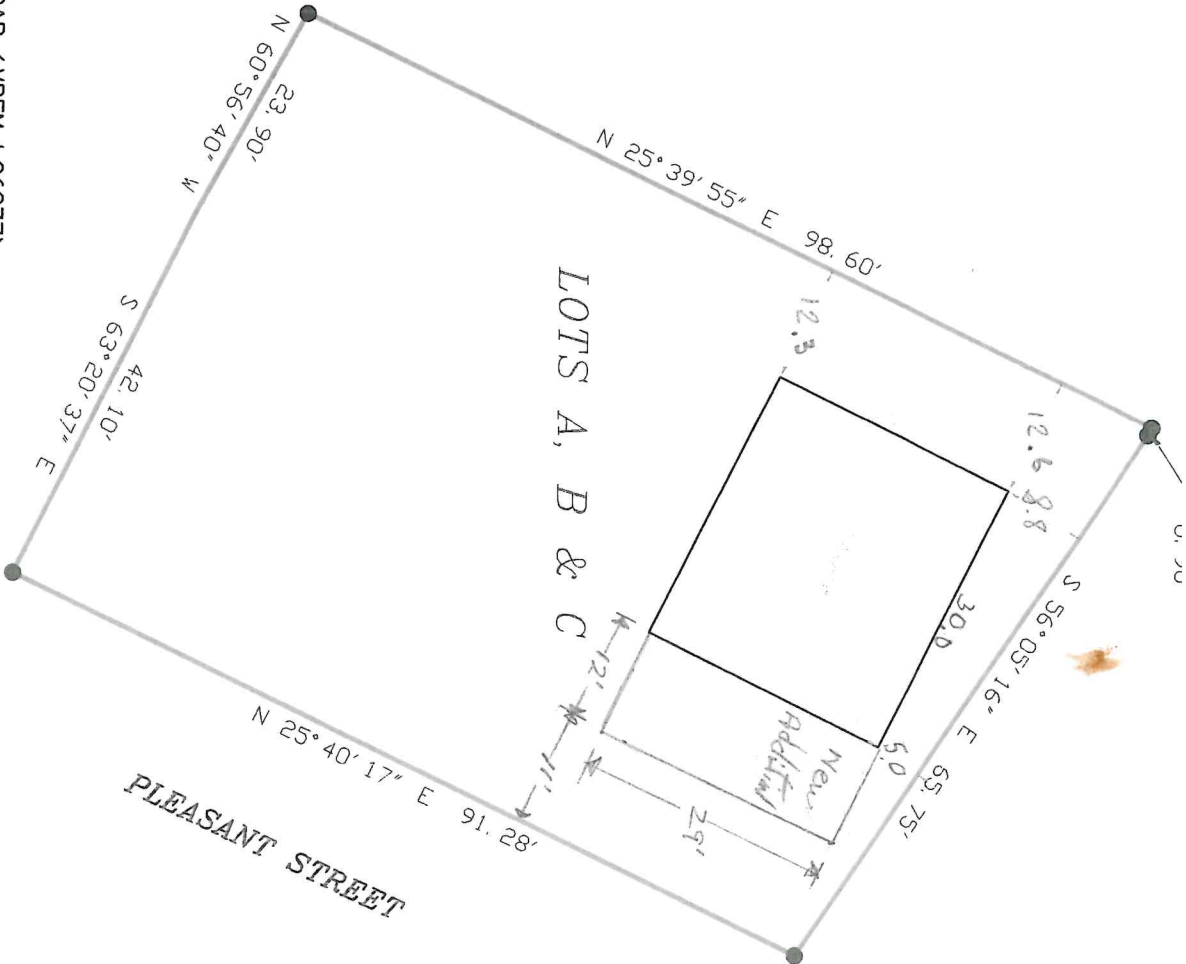
Current pic of 38 Burnham Ave



- REBAR & CAP (VREM LS6977)

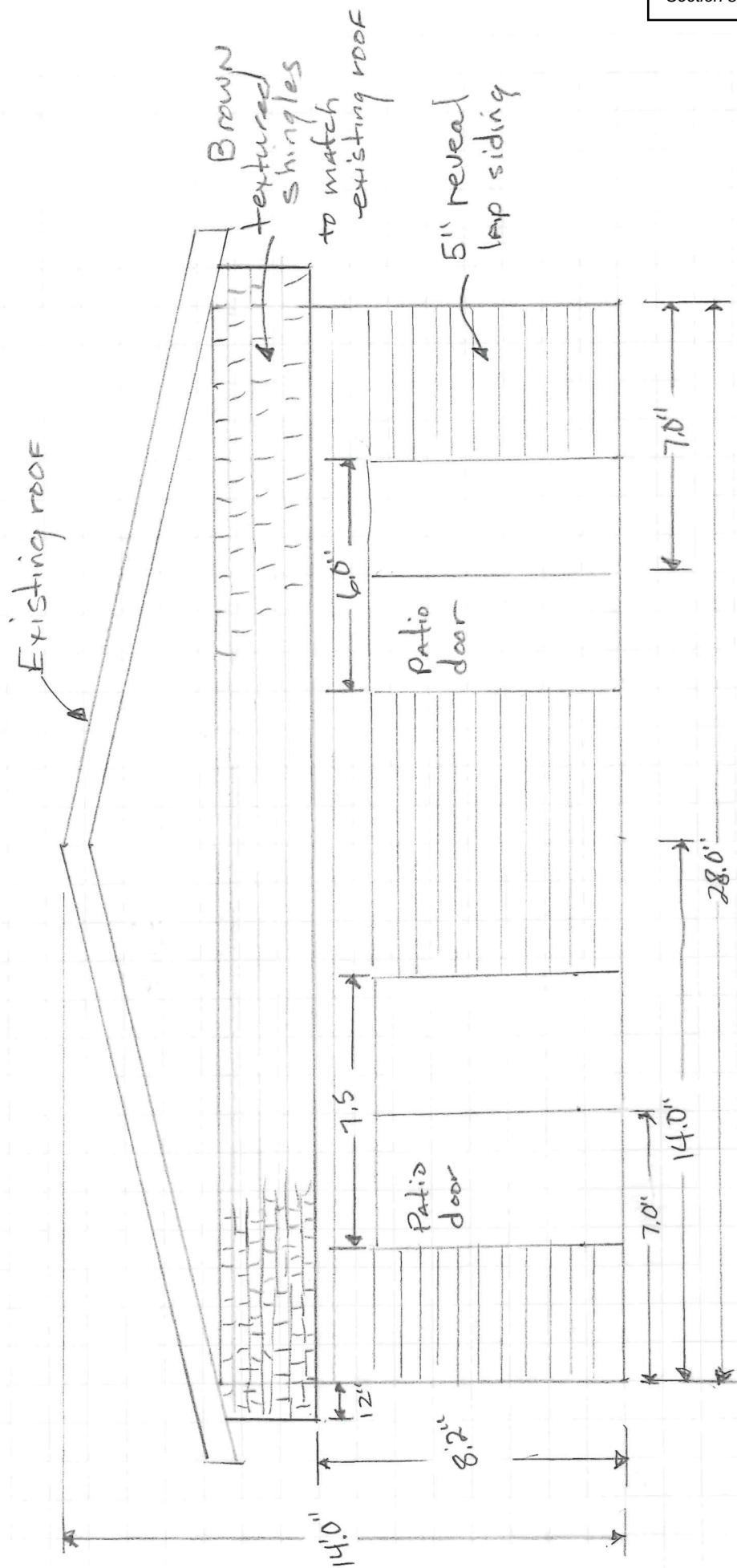
SURVEYOR'S CERTIFICATE

I, LOREN D. VREM R.L.S. 6577, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS SURVEYED UNDER MY SUPERVISION AND THAT ALL DIMENSIONS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



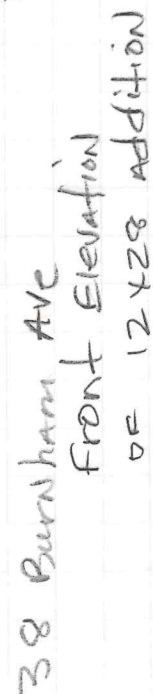
Revised design

38 Burnham Ave



side elevation

scale 1/4" = 1 ft.



Date: October 06, 2022

Case No. 220166
Address: 21 Guy St.

Staff Report

The applicant has submitted an application for Project Approval for work at 21 Guy St., a contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

Applicant: Randi Coddington
Owner: CODDINGTON, RANDI
Constructed: c 1912

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

The Historic Preservation Commission shall use the following criteria in granting or denying the Project Approval:

General Factors:

1. Historic significance of the resource:

This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with early twentieth-century economic stagnation for the Deadwood region, and relatively few new buildings were constructed in the town.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace eight historic windows with Marvin wood windows and two garage doors with a wood look garage door made by Glenmoor.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion:

Staff conducted a site visit of the project to determine if the windows should be restored or replaced. The applicant will be entering into the windows grant program for the windows only. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.



Motions available for commission action:**A: If you, as a commissioner, have determined the Project DOES NOT Encroach Upon, Damage or Destroy a historic property then:**

Based upon all the evidence presented, I find that this project **DOES NOT** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval.

If you, as a commissioner, have determined the Project will Encroach Upon, Damage or Destroy a historic property then:**B: First Motion:**

Based upon all the evidence presented, I move to make a finding that this project **DOES** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. [If this, move on to 2nd Motion and choose an option.]

C: Second Motion:

Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

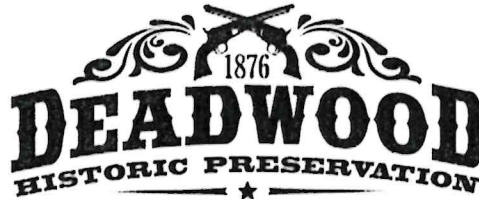
OR

Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored **ALL REASONABLE AND PRUDENT ALTERNATIVES**, and so I move to **APPROVE** the project as presented.

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



FOR OFFICE

Section 8 Item b.

Case No. 220166
☒ Project Approval
☐ Certificate of Appropriateness
Date Received 10/12/22
Date of Hearing 9/14/22

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

The Deadwood Historic Preservation Commission reviews all applications. Approval is issued for proposed work in keeping with City of Deadwood Ordinances & Guidelines, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation.

This application must be typed or printed in ink and submitted to:

City of Deadwood
Deadwood Historic Preservation Office
108 Sherman Street
Deadwood, SD 57732

FOR INFORMATION REGARDING THIS FORM, CALL 605-578-2082

PROPERTY INFORMATION

Property Address: 21 Guy St Deadwood SD
Historic Name of Property (if known):

APPLICANT INFORMATION

Applicant is: ☒ owner ☐ contractor ☐ architect ☐ consultant ☐ other _____

Owner's Name: Randi Coddington
Address: 21 Guy St.
City: Deadwood State: SD Zip: 57732
Telephone: 605 9208976 Fax: _____
E-mail: _____

Architect's Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

Contractor's Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

Agent's Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

TYPE OF IMPROVEMENT

- | | | | |
|--|---------------------------------------|---|--|
| <input type="checkbox"/> Alteration (change to exterior) | <input type="checkbox"/> New Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Accessory Structure |
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Re-Roofing | <input checked="" type="checkbox"/> Wood Repair | <input type="checkbox"/> Exterior Painting |
| <input type="checkbox"/> General Maintenance | <input type="checkbox"/> Siding | <input checked="" type="checkbox"/> Windows | <input type="checkbox"/> Porch/Deck |
| <input type="checkbox"/> Other _____ | <input type="checkbox"/> Awning | <input type="checkbox"/> Sign | <input type="checkbox"/> Fencing |

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)				
Project Start Date: _____		Project Completion Date (anticipated): _____		
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____			
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	<input type="checkbox"/> Material	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	<input type="checkbox"/> Alteration to roof
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Rehabilitation		
	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear	
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____ Style/type _____ Dimensions _____				
<input type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS	
	<input checked="" type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement		<input type="checkbox"/> New
	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear	
Material <u>Wood</u> Style/type <u>D. hung</u>				
<input type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Note: Please provide detailed plans/drawings				
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____				
<input type="checkbox"/> OTHER – Describe in detail below or use attachments				

DESCRIPTION OF ACTIVITY

Describe in detail, the above activity (use attachments if necessary including type of materials to be used) and submit as applicable. Descriptive materials such as photos and drawings are necessary to illustrate the work and to help the commissioners and staff evaluate the proposed changes. Information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.

Failure to supply adequate documentation could result in delays in processing and denial of the request. Describe in detail below (add pages as necessary).

Replace 8 wood windows in garage

Replace 2 wood garage doors —

FOR OFFICE USE ONLY

Case No. _____

SIGNATURES

I **HEREBY CERTIFY** I understand this application will not be accepted and processed until all the requested information has been supplied. I realize drawings and measurements must be exact and if errors result in a violation of the Commission's approval, then appropriate changes will have to be made. I also understand this application may require a site visit / additional research by staff and a PUBLIC HEARING by the DEADWOOD HISTORIC PRESERVATION COMMISSION.

I understand this application is for a Certificate of Appropriateness or Project Approval only and that a building permit is required for any uses associated with this location prior to any constructions, alterations, etc. All statements are true to the best of my knowledge and belief.

I understand approval is issued for proposed work in keeping with City of Deadwood Ordinances, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation and copies are available for my review.

Randi Coddington 9-14-22

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

APPLICATION DEADLINE

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The City of Deadwood Historic Preservation Office has numerous resources available for your assistance upon request.

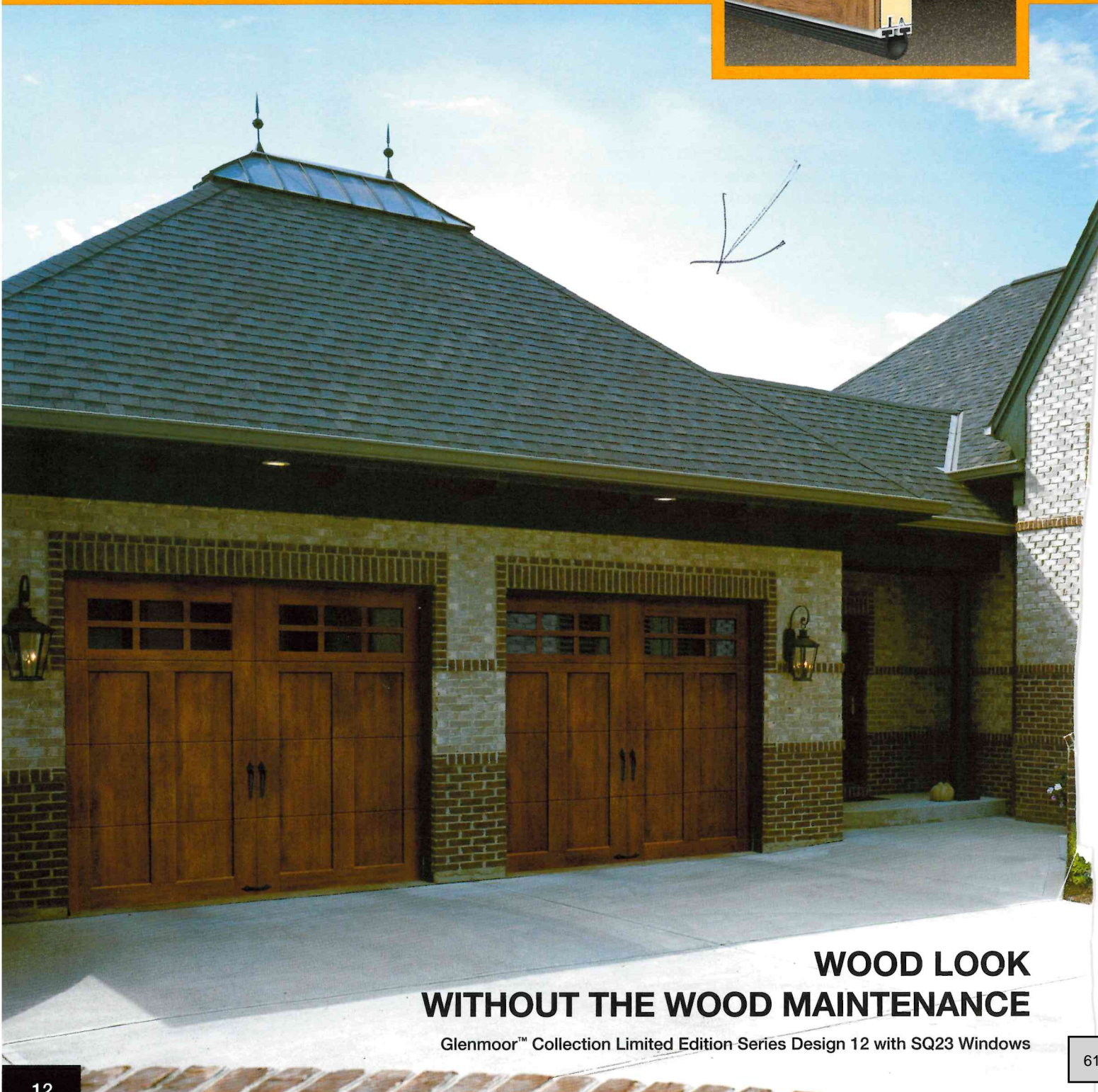
Glenmoor™

COLLECTION

LIMITED EDITION SERIES

The Limited Edition Series provides the natural beauty of wood with the durability and energy-efficient benefits of composite and steel.

FIVE-LAYER CONSTRUCTION



**WOOD LOOK
WITHOUT THE WOOD MAINTENANCE**

Glenmoor™ Collection Limited Edition Series Design 12 with SQ23 Windows

CONSTRUCTION AND FINISH

- Five-layer **intellipore** polyurethane insulated, composite faux wood doors (20.4 R-value). Swing-out appearance – modern operation.
- Available in 15 door designs and 13 window or top sections for multiple door design options.
- Composite cladding options include Clear Cypress, Mahogany and Pecky Cypress. Composite overlay options include Clear Cypress and Mahogany.
- Windows are standard with 1/8" DSB glass. Frosted, seeded, obscure, rain and insulated glass options are also available.
- Attractive beveled edge clip-in grilles are removable for easy window cleaning.
- Premium grade hardware, rollers and track assure smooth, quiet, long-lasting operation.
- Comes factory finished in Walnut, Dark, Medium or Slate Finish; door can also be ordered in Whitewash Finish (Mahogany only) or Primed for homeowners wishing to custom paint or stain their doors.

DOOR DESIGNS

SERIES 1



Design 01

SERIES 2



Design 21

SERIES 3



Design 31



Design 32



Design 11



Design 22



Design 33



Design 34



Design 12



Design 23



Design 35



Design 36



Design 13



Design 37



Design 38

Doors shown in Dark Finish with Clear Cypress composite cladding and Clear Cypress composite overlay. Design 01 does not have an overlay.

WARRANTIES



WINDOWS/TOP SECTION OPTIONS



REC11



ARCH1



TOP11



REC13



ARCH13



TOP12



REC14



ARCH14



TOP13



SQ23



ARCH3



ARCH1



SQ24



ARCH4

Design 01 and Series 3 are not available with windows. Double door designs available.

DECORATIVE HARDWARE

INCLUDED



Spade Lift Handles



Spade Step Plate

OPTIONAL



Keylocks



Spear Lift Handles



Spear Step Plate



Escutcheon Plates



Spear Strap Hinge

Additional hardware options are available; see pages 22–23.

MATERIAL DESIGN OPTIONS

CLADDING



Clear Cypress



Mahogany



Pecky Cypress

OVERLAY



Clear Cypress



Mahogany

Cladding and overlay material options may be mixed and matched.

COLORS



Walnut Finish



Dark Finish



Medium Finish



Slate Finish



Whitewash Finish



Primed (No Finish)

Cladding and overlays are finished in the same color.

Whitewash Finish available only on Mahogany cladding and overlays.

Doors can be ordered Primed for those homeowners wishing to custom paint or stain their doors. Door stain color will vary slightly within a door due to finishing process.

Due to the printing process, colors may vary.

Date: October 06, 2022

Case No. 220167
Address: 402 Williams St.

Staff Report

The applicant has submitted an application for work at 402 Williams St., a contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

Applicant: John & Jamie Hohn
Owner: HOHN, JOHN D
Constructed: c 1876

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

The Historic Preservation Commission shall use the following criteria in granting or denying the Project Approval:

General Factors:

1. Historic significance of the resource:

This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the City of Deadwood. It is of a vernacular style.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace six inappropriate vinyl windows with wood windows and replace four old windows with wood windows. Replace four exterior doors that do not function properly with wood doors.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion:

Staff conducted a sight visit with the applicant to review the windows. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.



Motions available for commission action:**A: If you, as a commissioner, have determined the Project DOES NOT Encroach Upon, Damage or Destroy a historic property then:**

Based upon all the evidence presented, I find that this project **DOES NOT** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval.

If you, as a commissioner, have determined the Project will Encroach Upon, Damage or Destroy a historic property then:**B: First Motion:**

Based upon all the evidence presented, I move to make a finding that this project **DOES** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. [If this, move on to 2nd Motion and choose an option.]

C: Second Motion:

Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

OR

Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored **ALL REASONABLE AND PRUDENT ALTERNATIVES**, and so I move to **APPROVE** the project as presented.

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



FOR OFFICE USE ONLY

Case No. 220167
☒ Project Approval
☐ Certificate of Appropriateness
 Date Received 10/5/22
 Date of Hearing 10/12/22

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

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This application must be typed or printed in ink and submitted to:

City of Deadwood
Deadwood Historic Preservation Office
108 Sherman Street
Deadwood, SD 57732

FOR INFORMATION REGARDING THIS FORM, CALL 605-578-2082

PROPERTY INFORMATION

Property Address: 402 Williams Street

Historic Name of Property (if known): _____

APPLICANT INFORMATION

Applicant is: ☒ owner ☐ contractor ☐ architect ☐ consultant ☐ other _____

Owner's Name: John and Jamie Hohn

Address: 12445 Merritt Estes Rd

City: Deadwood State: SD Zip: 57732

Telephone: 605-923-8329 Fax: _____

E-mail: jai.hohn@gmail.com

Architect's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Contractor's Name: DTK Windows & Doors LLC

Address: 1329 Eglin Street

City: Rapid City State: SD Zip: 57701

Telephone: 605-593-1961 Fax: _____

E-mail: dtkwnd@gmail.com

Agent's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

TYPE OF IMPROVEMENT

☐ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☐ Other _____

☐ New Building

☐ Re-Roofing

☐ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☒ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☐ Porch/Deck

☐ Fencing

FOR OFFICE USE ONLY
Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)					
Project Start Date: _____		Project Completion Date (anticipated): _____			
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear		
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear		
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____				
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	<input type="checkbox"/> Material		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	<input type="checkbox"/> Alteration to roof	
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation			
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear		
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement			
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear		
Material _____ Style/type _____ Dimensions _____					
<input checked="" type="checkbox"/> WINDOWS	<input checked="" type="checkbox"/> STORM WINDOWS	<input checked="" type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS		
	<input type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> New		
	<input checked="" type="checkbox"/> Front	<input checked="" type="checkbox"/> Side(s)	<input checked="" type="checkbox"/> Rear		
Material <u>Wood</u> Style/type <u>Dbl Hung</u>					
<input type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement		<input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear		
Note: Please provide detailed plans/drawings					
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement		
Material _____ Style/type _____ Dimensions _____					
<input type="checkbox"/> OTHER – Describe in detail below or use attachments					

DESCRIPTION OF ACTIVITY

Describe in detail, the above activity (use attachments if necessary including type of materials to be used) and submit as applicable. Descriptive materials such as photos and drawings are necessary to illustrate the work and to help the commissioners and staff evaluate the proposed changes. Information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.

Failure to supply adequate documentation could result in delays in processing and denial of the request. Describe in detail below (add pages as necessary).

6 vinyl windows getting replaced with wood windows

4 old windows getting replaced (Broken glass, screwed/painted shut) with wood windows

4 external doors getting replaced (Do not function properly) with wood doors

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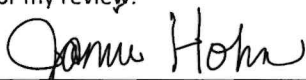
Case No. _____

SIGNATURES

I HEREBY CERTIFY I understand this application will not be accepted and processed until all the requested information has been supplied. I realize drawings and measurements must be exact and if errors result in a violation of the Commission's approval, then appropriate changes will have to be made. I also understand this application may require a site visit / additional research by staff and a PUBLIC HEARING by the DEADWOOD HISTORIC PRESERVATION COMMISSION.

I understand this application is for a Certificate of Appropriateness or Project Approval only and that a building permit is required for any uses associated with this location prior to any constructions, alterations, etc. All statements are true to the best of my knowledge and belief.

I understand approval is issued for proposed work in keeping with City of Deadwood Ordinances, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation and copies are available for my review.

 10/5/22
SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1st or 3rd Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Please use the attached criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of documentation.

The City of Deadwood Historic Preservation Office has numerous resources available for your assistance upon request.



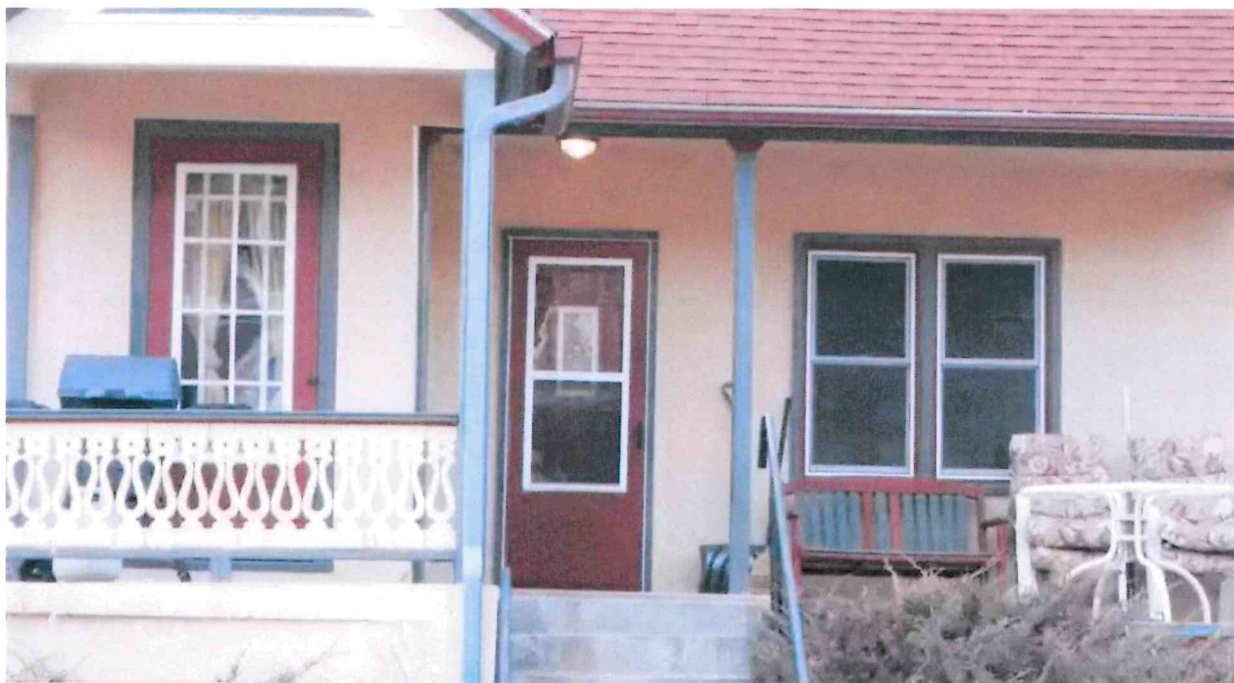
Master Bedroom Door



Kitchen door – broken



Outside Kitchen Window



Outside view – Main door/secondary door and vinyl windows



Inside Kitchen Windows – Broken and painted shut



Bedroom Windows – Broken and screwed shut